

Report and Recommendations of the

Iowa
Vertical
Infrastructure
Advisory
Committee

Seventh Annual Report to Governor Vilsack
December 23, 2005



IOWA VERTICAL INFRASTRUCTURE ADVISORY COMMITTEE

Thomas J. Vilsack, GOVERNOR

Sally J. Pederson, LT. GOVERNOR

December 23, 2005

Members

Dennis Bennett
Norwalk

Tom Gillespie
Des Moines

Les Holland
Ames

Mary Krier
Ollie

Daniel Prymek
Des Moines

Charese Yanney
Sioux City

Staff

Mollie Anderson, Director
Department of
Administrative Services

Paul Carlson, Chief
Operating Officer,
General Services
Enterprise, Department of
Administrative Services

Dean Ibsen, Administrator
Design and Construction
Division, General
Services Enterprise,
Department of
Administrative Services

Mark Johnson, Legislative
Liaison, Department of
Administrative Services

David Fardal, Liaison
Department of
Management

Governor Thomas J. Vilsack
Governor's Office
Capitol Building
L - O - C - A - L

RE: Iowa Vertical Infrastructure Advisory Committee
Seventh Annual Report

Dear Governor Vilsack:

The Vertical Infrastructure Advisory Committee is pleased to submit its Seventh Annual Report to you. A draft version of this report was presented on December 15. The Vertical Infrastructure Advisory Committee reviewed and unanimously approved the final version of this annual report at its regular meeting on December 20 at the Iowa Juvenile Home in Toledo.

During the year the committee has bid farewell to three committee members: Kathy Draper, Jean Oxley and Brian Cook. In October, three new members were welcomed to the committee. Dan Prymek, Dennis Bennett and Mary Krier will have the opportunity to tour the state and view Iowa's great infrastructure assets. They are also up to the challenge of helping provide advice on repairing and maintaining them.

If you have any questions about the attached report, the committee is ready to address them.

On behalf of the committee,

Dean Ibsen
Vertical Infrastructure Program Manager
Department of Administrative Services

Vertical Infrastructure Advisory Committee:

Dennis Bennett, Norwalk
Tom Gillespie, Des Moines
Les Holland, Ames
Mary Krier, Ollie
Dan Prymek, Indianola
Charese Yanney, Sioux City



IOWA VERTICAL INFRASTRUCTURE ADVISORY COMMITTEE

Seventh Annual Report to Governor Vilsack December 23, 2005

After six years and 71 meetings, the Vertical Infrastructure Advisory Committee is continually impressed with the dedication and commitment of the people who work to maintain more than 900 buildings at over 70 sites. This report will outline some of the accomplishments the Committee has seen and will summarize the results of the group's 2005 Plan of Action. This year's focus has been on outreach to legislators and community organizations as a way of building support for the continued work of maintaining Iowa's capital assets.

Since the work of this Committee began in 1999:

- more than \$9.6 million has been distributed to 12 state agencies and divisions for routine maintenance work;
- \$68.35 million has been appropriated for major maintenance work through FY2006;
- another \$90 million has been appropriated for FY2007 through FY2009;
- more than \$59.3 million has been spent for major maintenance projects;
- work is underway or will begin shortly on the balance of projects for which major maintenance funds are available; and
- another \$58 million worth of major maintenance projects have been identified for the funds appropriated in FY2006 through FY2009.

Progress on the backlog of major maintenance continues:

- Primary electrical distribution systems — the core of operations for security, technology and safety in any building — are now repaired or replaced at Cherokee, Eldora, Independence, Toledo and Woodward. Work will be complete in January at Glenwood. Through a combination of major maintenance, capital and other funding sources, work is well under way at Anamosa, Clarinda, Oakdale and Fort Madison. Work continues on the balance of the older institutions, as well as on the Capitol Complex, following a plan based on priorities.
- In 2005 alone, roofs on 10 buildings were repaired or replaced. Funding has been allocated for an additional 21 roofs expected to cost \$3.6 million to repair. The Committee and staff are developing a long-range plan for repair and replacement of roofs around the state.
- Most of the agency requests for upgrades to improve access to facilities — to meet the needs of the citizens of Iowa and the requirements of the Americans with Disabilities Act — have been completed with assistance from DAS/General Services Enterprise's ADA Advisory Committee. Work will begin next year on several remaining elevator and restroom improvement projects. Agencies will then be asked to provide another list of improvement projects to be addressed.

- Conservation work has been completed on all monuments at the Capitol Complex with additional work for the Soldiers and Sailors Monument expected to be completed in 2007.
- Major Maintenance Project Status Reports are included under Tab 1 of this report.

The Committee is extremely pleased with the four-year funding appropriated for major maintenance work, and continues to support the Department of Administrative Services' request to maintain this funding and the department's request for \$20 million in routine maintenance for FY2007. (Recommendations on FY2007 Capital Requests are included under Tab 2 of this report.) In cooperation with agency representatives, the Committee has developed a plan for funding all 124 major maintenance projects that were submitted to the Committee for consideration in May. Without continued and increased funding, we will continue to lose ground in our work to repair and maintain our facilities.

Last year we shared our 2005 Plan of Action to develop public sector support and private sector involvement to sell the idea for more consistent and permanent funding. We have reviewed our Plan periodically throughout the year and there follows our progress:

- 1) Developed a list of facts relating to state buildings and the maintenance needs for those buildings and surveyed several other states to identify best practices and funding methods they are using for maintaining state assets. This information will help build the case for increased and permanent funding.
 - The Committee and the Capitol Planning Commission jointly sponsored a tour of the Capitol in January and provided information about the Vertical Infrastructure Program and the work of the Committee. (See Tabs 4 and 5 of this report.)
 - The survey of states has provided valuable information that has resulted in several initiatives, including further research on insurance needs for state buildings and plans to develop standards for repair and maintenance.
- 2) Encouraged agencies and institutions to invite legislators and local constituencies to Committee meetings.
 - Ten community leaders attended the Committee's April meeting in Cherokee and expressed strong support for the work of the Committee and the need for routine and major maintenance.
 - State Representative Polly Granzow attended the Committee's November meeting at the State Training School in Eldora.
- 3) Collected testimonials about the need for routine and major maintenance and letters of support for the work of the Committee from agencies and institutions. Letters of support and testimonials are included under Tab 1 of this report.
- 4) Presented the information and facts to advocates in the field at Committee meetings so they can help carry the message.
- 5) Identified private sector groups with a common interest in major maintenance and routine maintenance funding that can spearhead the legislative effort. The Rebuild Iowa Coalition is

considered to be a major supporter and played a major role in supporting the state's need for maintenance funding. Based on our April meeting in Cherokee, we believe that each institution has similar community groups that are interested in our work.

In the coming months we will be working with agencies to develop five-year plans for demolition and identifying funding sources for this work. We know that a number of buildings around the state are beyond repair. At the same time, we are reluctant to commit major maintenance funding to demolition. We are just beginning to develop recommendations for this work. We are also working with the Department of Administrative Services on strategic sourcing options for construction and intend to offer constructive criticism as the plan is developed.

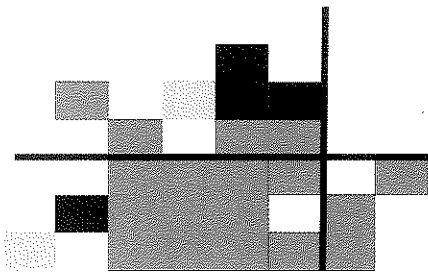
We hope that our efforts contributed in some way to the successful appropriation of \$8.9 million of major maintenance funding for FY2006, \$10 million for FY2007, \$40 million in FY2008 and \$40 million in FY2009.

This Committee is committed to the premise that prioritizing and coordinating repair projects on an enterprise-wide basis is an efficient and effective way to distribute limited funds. We look forward to continued progress in 2006 and we thank you for your support.

Vertical Infrastructure Advisory Committee
Dennis Bennett, Norwalk
Tom Gillespie, Des Moines
Les Holland, Ames
Mary Krier, Ollie
Dan Prymek, Indianola
Charese Yanney, Sioux City

Attachments:

- Tab 1—2005 Plan of Action and Letters of Support
- Tab 2—FY2002/FY2003/FY2004/FY2005/FY2006 Major Maintenance Project Status Reports
- Tab 3—Recommendations on FY2007 Capital Requests
- Tab 4—Survey of States
- Tab 5—Fast Facts about Iowa's Infrastructure



Iowa
Vertical
Infrastructure
Advisory
Committee

Seventh Annual Report to Governor Vilsack
December 23, 2005

TAB 1:

Support and Testimonials

Vertical Infrastructure Program Plan of Action For 2005

In order to promote the importance of our assets and to ensure continued and increasing funding for major maintenance and routine maintenance, in 2005 we intend to:

- 1) Develop a list of facts relating to state buildings and the maintenance needs for those buildings. This information will help build the case for increased and permanent funding.
- 2) Invite legislators and local constituencies to committee meetings, and encourage agencies to do the same.
- 3) Develop testimonials about the need for routine and major maintenance and how the maintenance funding is being put to work around the state on projects such as electrical distribution systems, roofing work and tuck pointing.
- 4) Get the information and facts to advocates in the field so they can help carry the message.
- 5) Identify a private sector group or groups with a common interest in major maintenance and routine maintenance funding that can spearhead the legislative effort. The Rebuild Iowa Coalition is considered to be a major supporter. Other groups could include: home builders, non-profit boards and referring agencies, and unions representing employees that work in state facilities.

Our Plan will require public sector support to develop the information, with private sector involvement to sell the idea for more, consistent and permanent funding. We will request support for this Plan, in writing, from the twelve agencies and divisions supported by the Vertical Infrastructure Program. Our Plan will be reviewed again in February, June and November and we will report back to the Governor on our progress next December.

Approved by the Vertical Infrastructure Advisory Committee
March 17, 2005



STATE OF IOWA

THOMAS J. VILSACK, GOVERNOR
SALLY J. PEDERSON, LT. GOVERNOR
Iowa Results Website (www.resultsiowa.org)

DEPARTMENT OF CORRECTIONS
GARY D. MAYNARD, DIRECTOR
Website (www.doc.state.ia.us)

March 21, 2005

Dean M. Ibsen, NCARB, AIA
Division Administrator
Design and Construction Division
General Services Enterprise
Grimes State Office Building, First Floor
400 E. 14th Street
Des Moines, IA 50319

Dear Mr. Ibsen:

Mt. Pleasant Treatment Center supports the Vertical Infrastructure Program plan of action for 2005. We have been very fortunate to be the recipient of Vertical Infrastructure Advisory Committee funding in the past. Our campus would not be maintained as well as it is without the VIAC. The Department of Human Services portion of the campus (18 and 20 Buildings) has been greatly improved with a HVAC system for the 18 Building, windows for both buildings and ADA accessibility is in the process. The completion of the window and HVAC projects does not only expand the life of the buildings, but energy savings will also be realized. We have recently received funding for the engineering portion of electrical distribution for these two buildings. The showers have been renovated in the Department of Corrections facility on the campus. This was a critical project and very much appreciated.

Along with our gratitude for projects that have been funded, we would like to express that we have several critical projects awaiting funding approval. The Mt. Pleasant Correctional Facility needs a HVAC system for the medical and deputy superintendent complex, electrical distribution, windows and a storeroom, while the Fire Marshall has recommended a sprinkler system at the Mental Health Institute.

This campus is also very supportive of the routine maintenance allocation. We have come to rely upon the funding for maintenance of boiler operations, elevator maintenance and repairs, electrical supplies, and camera repair. We are phasing in needed upgrades to the stand-alone control units (SCU) for the building automation system and also to the phone system.

In these times of reduced operating budgets, we rely very heavily on routine maintenance funding. The items in the previous paragraph except for the SCU's and the phone system are ongoing annual expenditures that were previously paid for with appropriated funds. We feel that continuation of routine maintenance funding is critical.

The mission of the Iowa Department of Corrections is to:
Protect the Public, the Employees, and the Offenders
Russell E. Rogerson, Superintendent

(Office) 319-385-9511 . 1200 E. Washington St. .Mt. Pleasant, Iowa 52641 . (FAX) 319-385-8828

Thank-you for this opportunity to express our gratitude for approved projects and those that will be supported in the future.

Sincerely,

Rusty Rogerson
Superintendent

Deborah A. Cooney
Business Manager



MEMORANDUM

TO: Iowa Vertical Infrastructure Committee

FROM: Captain Shane Antle, Assistant Administrative Services
Officer

DATE: March 23, 2005

SUBJECT: Vertical Infrastructure Program Plan of Action for 2005

On behalf of Colonel Robert O. Garrison, Chief of the Iowa State Patrol & all employees of the patrol we want express our appreciation for all of the assistance and guidance that you have provided.

Over the past few years we have dealt with several maintenance issues ranging from water infiltration into the basement of our District #14 office in Ottumwa, where the flow of water was not only coming into the basement it was coming in through the building's electrical box. We have also worked on several roof repair & replacement projects. Most recently we brought to your attention an emergency problem with a septic system failure at our fleet and supply facility, your immediate attention and guidance in this situation has been most helpful.

Reflecting on the past demonstrates the importance of the Vertical Infrastructure program. The projects that I briefly discussed are only a small portion of all that we have accomplished by working together. As we proceed with infrastructure needs for 2005/2006, we look forward to working with you to improve the operational needs of our facilities.

The assistance provided by the committee as well as employees of the Department of Administrative Services / General Services Enterprise has greatly assisted us in maintaining the State Patrol infrastructure. Thank you !

From: Halligan, Don [DOC]
Sent: Monday, March 28, 2005 10:57 AM
To: Edwards, Mickel [DOC]
Cc: Ibsen, Dean [DAS]
Subject: RE: Vertical Infrastructure Advisory Committee Plan of Action for 2005

Mikel,

It is only good common sense to maintain a building and all of its components as needed so that something that will cost \$50 to fix today doesn't cost you a \$1000 a year from now.

Something as simple as a door closer that fails will cost \$75. If I left it go and the door gets bent it now cost \$275 or worse yet the hinges get pulled from the doorframe, now I've got an \$800 repair.

We try to maintain our buildings as best we can with the funds we have. Here are just a few things I can think of off the top of my head that we routinely do:

- Boiler, chiller and cooling tower water chemical treatment – to prolong the life of the equipment and maintain optimal operational performance.
- Repair cracked parking and roadways to stop water from eroding the soil underneath and causing premature failure of the surface coating.
- Caulk and seal leaking building sidewall panels and roofs to prevent water infiltration that will deteriorate the structure and cause mold / mildew problems.
- Service and maintain the fencing system and its electronics to maintain a safe secure facility for the community. This includes a very high maintenance taut wire system, motorized gates and controllers.
- Being a security facility the downspouts are all 15' off the ground, which cause a huge amount of erosion at the base of the building and its footings that require constant attention.
- Detention showers, combi units and other security plumbing fixtures with push button actuators and flush valves are used around the clock and need frequent repairs to stop toilets from running through, showers and sinks that won't shut off and drains that are plugged.
- With close to a thousand doors you can imagine how many door locks, closures, hinges, food ports, door sweeps, door striker plates, door bumper guards, kick plates, electronic position indicators, and electronic door locks there are to service, maintain and paint.
- The air handling systems are here to introduce fresh air, filter the air and maintain a comfortable and healthy environment. This requires frequent filter changes, belt replacements, greasing and lubrication, chemical treatment for the evaporator pans and maintenance of the electronic valves, sensors, dampers and pump motors.
- Our sprinkler system is a critical component that needs annual inspection and usually replacement of backflow valve seats, failing smoke damper actuators, recalibration of smoke sensors, replacement of faulty flow

sensors, replacement of vandalized sprinkler heads and battery replacement in the notifier panels.

- The mixing valves in each mechanical room are very high maintenance and at least one out of the 12 have to be completely rebuilt each month. (\$450)
- The hot water storage tanks require anode rod replacements each year. (\$1800)
- The support building hot water boilers require pumps, switches, and valves, exhaust motors, relays and transformers on a routine basis.
- Our freezers, coolers, refrigerators, ice machines, drinking fountains, milk coolers, dishwasher, clothes washers, clothes dryers, combi ovens, steam kettles, brazing pans, proofing ovens, blast chillers, mixers, coffee machines, server carts and garbage disposals keep several people busy all year with routine maintenance and repairs.
- Our building automation system is great for taking care of building mechanical operations on its own but it will not take care of itself when it has a problem. Annual service agreement for building automation is \$20,000.
- Emergency generators are another critical piece of equipment that requires routine oil changes, battery replacement, and routine engine maintenance and testing.
- Uninterruptible Power Supplies here require total battery replacements after 3 yrs. (\$7500)
- Our water softening system treats 100,000 gallons of water a day requiring 25 ton of salt per month and lots of TLC.
- Our computer networking rooms and control centers have self-contained environment control systems that require special humidifier canisters and quartz lights on an annual basis along with reverse osmosis filtering systems.

This is just some of things I can think of without looking anything up, I am sure I have overlooked many things like our Simplex System \$\$\$\$\$\$\$\$ for example.

Thank you
Don Halligan

-----Original Message-----

From: Edwards, Mickel [DOC]

Sent: Monday, March 21, 2005 11:03 AM

To: Frey, Andy [DOC]; Halterman, Ray [DOC]; Halligan, Don [DOC]; VanBaale, Brad [DOC]; Hicks, Ed [DOC]; Butler, Leroy [DOC]; LeClere, Steve [DOC]; Shaffer, Wes [DOC]; Hier, Brad [DOC]

Cc: Ibsen, Dean [DAS]

Subject: FW: Vertical Infrastructure Advisory Committee Plan of Action for 2005

You will likely see the attached information from your business manager. The Vertical Infrastructure Advisory Committee has been very frustrated by the small amount of

funding for the FY05 major maintenance. An important item of the committee's "Action Plan" is the testimonials for the need of routine maintenance.

It would be very helpful, in seeking additional funding, to provide examples where preventative, or routine maintenance have delayed or prevented a problem requiring major maintenance funding.

-----Original Message-----

From: Ibsen, Dean [DAS]

Sent: Friday, March 18, 2005 7:26 PM

To: Houston, Kris [IPTV]; Macy, Kris [IWD]; Worthington, Sharon [DVRs]; Edwards, Mickel [DOC]; Neiderbach, Jon [DHS]; Antle, Shane [DPS]; Curler, Bill [IVH]; Ryburn, Tim [DAS]; Cordes, David [IGOV]; Sitterly, Roger [ILEA]; Kuhlman, Jim [ABD]; Magalhaes, Shaner [DCA]

Cc: Lunde, Joel [IDOM]; Deluhery, Patrick [DAS]; Anderson, Mollie [DAS]; DAS GSE Design & Construction; Sterk, Julie [DAS]; Stapp, Randall [DAS]; Brown, Kathleen [DAS]; Clabaugh, Gerd [DAS]; O'leary, Debbie [DAS]; Brand, Tim [DAS]; Sturm, Denise [ICN]; Lantz, Patricia [DAS]; Madison-Levi, Deb [DAS]; Johnson, Mark [DAS]; Brian Cook (cookconst@oneota.net); Charese Yanney (GRoofingsi@aol.com); Jean Oxley (oxjean@aol.com); Katherine Draper (Kathy.Draper@Terrus.com); Leslie Holland (holland148@mchsi.com); Tom Gillespie (tgillespie@ualocal33.org); Antle, Shane [DPS]; Bengard, Randy [DOC]; Boggess, Carol [DOC]; Brodie, Kelly [DHS]; Brown, Harry [DOC]; Cooney, Debbie [DHS]; Cordes, David [IGOV]; Donahue, Terry [DOC]; Edwards, Mickel [DOC]; Hier, Brad [DOC]; Houston, Kris [IPTV]; Johnson, Roger [SAE]; Connell, Karen [DHS]; Knutzon, Kip [DHS]; Kuhlman, Jim [ABD]; Macy, Kris [IWD]; Magalhães, Shaner [DCA]; Morris, Tony [DHS]; Neiderbach, Jon [DHS]; Ryburn, Tim [DAS]; Sapp, Gloria [DOC]; Scheib, Sandy [DOC]; Scott, Connie [DHS]; Sitterly, Roger [ILEA]; Williams, Doug [DOC]; Wills, Barry [DHS]; Worthington, Sharon [DVRs]; Wright, Greg [IVH]; Anderson, Mollie [DAS]; Cox, Darrel [DPS]; Curler, Bill [IVH]; Deluhery, Patrick [DAS]; Fardal, David [IDOM]; Fett, Erv [IWD]; Freeborn, Stanley [IVH]; Kuhns, Karalyn [DHS]; Miller, Dan [IPTV]; O'leary, Debbie [DAS]; Thompson, Jerome [DCA]; Thornton, Ken [DAS]; Walding, Lynn [ABD]; Wooderson, Stephen [DVRs]; Baumann-Reese, Kathryn [DHR]; Bendon, Barbara [DAS]; Ellis, Joe [DAS]; Nash, John [DAS]; Shawhan, Carl [BLIND]; TenPas, John [DHR]; Willemssen, Mark [LEGIS]; Young, Mary Ann [DEA]

Subject: Vertical Infrastructure Advisory Committee Plan of Action for 2005

Dear Agency Representatives:

As you probably know, the Governor's Vertical Infrastructure Advisory Committee has been actively discussing its 2005 Plan of Action over the past several months. The Plan was approved by the committee at its regular meeting on Thursday, March 17 and a copy is attached. While the Plan is brief it does call for specific actions that will enhance the visibility of the committee's work and emphasize the importance of funding to preserve and maintain the infrastructure assets of your agencies. The committee is asking for your support of the Plan and for your help in developing materials that document the needs.

- Specifically, the Plan states that the Committee "will request support for this Plan, in writing, from the twelve agencies and divisions supported by the Vertical Infrastructure Program." If your

agency does, indeed, support this Plan please let the committee know this as soon as possible. I will forward your responses on to the committee as I receive them.

- Also, the Plan calls for the development of "testimonials about the need for routine and major maintenance and how the maintenance funding is being put to work around the state on projects such as electrical distribution systems, roofing work and tuck pointing." Many of you have responded in the past with this type of information. If you, your business managers and your plant managers can again provide some specific examples of the work underway and progress being made, we will assemble this information into a document that can be distributed as part of the Committee's campaign to "[g]et the information and the facts to advocates in the field ... "

Please forward this request on to others in your agency as appropriate to effectively respond to these requests. Your help and support will be greatly appreciated. If you have any questions, please let me know.

Sincerely,

Dean M. Ibsen, NCARB, AIA
Division Administrator

*Design and Construction Division
General Services Enterprise
Iowa Department of Administrative Services
Grimes State Office Building, First Floor
400 E. 14th Street
Des Moines, IA 50319
Phone: 515 281-6051
Fax: 515 242-5974
Cell: 515 577-2508
E-mail: <mailto:dean.ibsen@iowa.gov>
Web: <http://das.gse.iowa.gov/>*

Ibsen, Dean [DAS]

From: Knutzon, Kip [DHS]
Sent: Thursday, April 07, 2005 4:04 PM
To: Ibsen, Dean [DAS]
Cc: Neiderbach, Jon [DHS]
Subject: Importance of Routine Maintenance Funding
Attachments: RoutineMaint-accomplishments.doc

<<RoutineMaint-accomplishments.doc>>

Dean - you sent out a email requesting impacts of routine maintenance funding. Attached is our inputs.

Any updates on when our roofing projects will be starting?

Thanks,

Kip Knutzon, Business Manager

State Training School, Eldora

kknutzo@dhs.state.ia.us

641-858-5402 ext.122

(Fax) 641-858-2416

State Training School – Eldora Routine Maintenance Funding

Routine maintenance funding is critical to preserving our vertical infrastructure especially in tight budget years. Requirements as set forth in the program insure that the funds are being used in an appropriate manner. Routine maintenance funds allowed STS to make the timely and appropriate repairs. The following list details how these funds have been used in the current/previous fiscal years:

- Numerous boiler repairs which has insured safety and efficiency of this important system – found and repaired gas leaks – fixed numerous critical pumps, valves, motors, expansion joints
- Fire system repairs – has ensured the safety of our clients
- Numerous painting projects which has greatly improved campus interior and exterior appearance
- Small roof repairs which has greatly extended roof life and prevented interior water damage from developing
- Sewers – have made timely repairs to a major sewer line underneath the facility powerhouse using a cured in-place sewer liner technology; have smoked the sewer system which had identified defects in the lines and manholes; and have made some repairs to the worst areas. These repairs have greatly reduced water infiltration problems and has helped the facility better control its sewer costs
- Fire and tornado alarm system repairs – has ensured client safety in an emergency situations
- Replacement of HVAC filters – has increased efficiency and protected equipment
- Electrical repairs - has allowed Bakery and other vocational programs to to operate safely and at peak efficiency
- Plumbing repairs (softeners/hot water/bathrooms/urinals)– has helped maintain optimal health of clients

Ibsen, Dean [DAS]

From: Morris, Tony [DHS]
Sent: Tuesday, April 26, 2005 12:20 PM
To: Ibsen, Dean [DAS]
Subject: Letter to community leaders
Attachments: Infrastructure letter of 4-2005.doc

Dean,

For your FYI, attached is a letter we sent to all participants who attended the Infrastructure Committee meeting, held here in Cherokee.

<<Infrastructure letter of 4-2005.doc>>

Hope their efforts help.

Thanks, again for the fine work you folks do....



STATE OF IOWA

THOMAS J. VILSACK, GOVERNOR
SALLY J. PEDERSON, LT. GOVERNOR

DEPARTMENT OF HUMAN SERVICES
KEVIN W. CONCANNON, DIRECTOR
CHEROKEE MENTAL HEALTH INSTITUTE
TOM DEIKER, Ph.D., SUPERINTENDENT

April 22, 2005

Jeff Simonsen
P.O. Box 247
Quimby, Iowa 51049

Dear Mr. Simonsen:

I want to thank you for making the effort to come to the Cherokee MHI and speak to the Vertical Infrastructure Committee on behalf of the institution. This committee is very important to us because they provide funding and extra monies to improve our infrastructures for building improvements. Some of the projects they have made possible in the past include replacement of roofs, construction of ADA entrances, improvement of our electrical distribution system, and currently improving our sewer and water lines. I think the work this committee performs, go hand in hand in promoting our buildings for various leasing opportunities or for potential future programs. I would like to encourage you to follow through with the Vertical Infrastructure Committee's action plan in soliciting support of our legislators to provide the committee with additional funds for continued improvements of our institution. As mentioned in their presentation, over the last five years the amount of funding has remained the same and, in fact, when considering inflation factors, has decreased. At the current rate, we would be unable to keep up with vertical infrastructure needs.

Once again, I would like to thank you for taking time out of your busy schedule in support of this institution, and your continued support of CMHI.

Sincerely,

Tom Deiker
Superintendent

Tony R. Morris
Business Manager

Rick Forkenbrock
Director of Support Services

Cc: Sally Cunningham, DHS
B.E.S.T. Committee

Vertical Infrastructure Program Plan of Action For 2005

In order to promote the importance of our assets and to ensure continued and increasing funding for major maintenance and routine maintenance, in 2005 we intend to:

- 1) Develop a list of facts relating to state buildings and the maintenance needs for those buildings. This information will help build the case for increased and permanent funding.

Our needs are many for our One hundred year (plus) hospital facility, current focus are in the following areas:

- a) **Internal Wiring in all Buildings.**
 - b) **Internal steam lines and plumbing replacement, all buildings.**
 - c) **Window replacement throughout the campus, in all buildings**
 - d) **Upgrade centralized powerhouse for more energy efficiencies**
 - e) **Elevators and other ADA requirements in Wirth Hall, Voldeng buildings**
- 2) Invite legislators and local constituencies to committee meetings, and encourage agencies to do the same.

We have held several meetings with community officials, county supervisors and concern citizens regarding the importance and economic development opportunities; regarding the importance of receiving Infrastructure funds and how these upgrades assure better patient care and offer useable buildings for additional community programs. Such activities have been:

- a. **We held a meeting with Cherokee concern citizens, public officials and county official, in a joint meeting with the Infrastructure committee. We explained the importance of this funding and the need to repair buildings for our use and use by non-profit organizations. We identified, with these currently vacant areas remodeled, we have the potential of increasing yearly revenues to approximately \$750,000, plus, by adding other services to our campus, we can serve more**

Vertical Infrastructure Program Plan of Action For 2005

needed Iowans, increase employment and just all around better economic impact to the Cherokee area.

- b. Met with Citizens Advisory Board, made up of CPC and County Supervisors, and local press. We explained the importance of the Infrastructure dollars and the repairs and remodeling of our buildings. We solicited several ideas for alternative building usage and the need for these alternative programs in our area. The Committee was very supportive and encouraged discussion within their counties and other public officials, in support of continuing this funding source for the institution.
 - c. We have several participants on what the community calls the BEST Committee, who has made their number one goal to better use our vacant buildings and location. They are a group of Business people, concern citizens and local officials. They see the importance of repairing and using our buildings for future needed programs and economic development within our area. They normally organize several busloads of citizens, to go to Des Moines and discuss issues with Legislators. Their topics are many, but they plan in December or January to make the trip to Des Moines and encourage the continued funding of Infrastructure dollars and Routine Maintenance money.
- 3) Develop testimonials about the need for routine and major maintenance and how the maintenance funding is being put to work around the state on projects such as electrical distribution systems, roofing work and tuck pointing.

Operating a 100-year (plus) building, as a hospital for some of Iowans most needy citizens is extremely hard with just appropriated dollars, that seldom includes inflationary dollars, forcing us to operate behind the eight ball, year after year. The Infrastructure and Routine Maintenance dollars, is the best thing that I've witness in State Government in my 22 years of experience. These funds directly impact all client and patient services, of which without; I'm uncertain that our facility would have been able to house such programs. It offers opportunities to the county and surrounding counties, to place programs in our facility to further improve Iowans lives; not to mention economic development for the area. It is our extreme hope, this program continues, so that we can better serve our patients, children and county programs that call our hospital home. Our thanks to this very important committee, and the work it does.

Vertical Infrastructure Program Plan of Action For 2005

- 4) Get the information and facts to advocates in the field so they can help carry the message. **(SEE ABOVE)**
- 5) Identify a private sector group or groups with a common interest in major maintenance and routine maintenance funding that can spearhead the legislative effort. The Rebuild Iowa Coalition is considered to be a major supporter. Other groups could include: home builders, non-profit boards and referring agencies, and unions representing employees that work in state facilities. **(SEE ABOVE)**

Our Plan will require public sector support to develop the information, with private sector involvement to sell the idea for more, consistent and permanent funding. We will request support for this Plan, in writing, from the twelve agencies and divisions supported by the Vertical Infrastructure Program. Our Plan will be reviewed again in February, June and November and we will report back to the Governor on our progress next December.

Approved by the Vertical Infrastructure Advisory Committee
March 17, 2005



MEMORANDUM

TO: Iowa Vertical Infrastructure Committee

FROM: Captain Shane Antle, Assistant Administrative Services
Officer

DATE: June 14, 2005

SUBJECT: Vertical Infrastructure Program Plan of Action for 2006

On behalf of Colonel Robert O. Garrison, Chief of the Iowa State Patrol & all employees of the patrol we want express our appreciation for all of the assistance and guidance that you continue to provide through the Vertical Infrastructure Program.

Each year the State Patrol hosts several meetings throughout the state inviting members of the legislature and community leaders to visit our district offices to talk about the operational needs of the State Patrol. These meetings allow those in attendance to look over our facilities and equipment and to discuss with our employees our current needs as well as future needs.

Community Policing is a key component in today's law enforcement. Our interaction with community leaders and legislative leaders enhances our interaction with each community that we serve. As we proceed with infrastructure needs for 2006, we will continue to work with members of each community showing our support for the Vertical Infrastructure Committee just as you show your support for the State Patrol Division of the Department of Public Safety. Thank you !!



Iowa Department of
Administrative Services

General Services Enterprise

Thomas J. Vilsack, Governor
Sally J. Pederson, Lt. Governor

Mollie K. Anderson, Director
Paul F. Carlson, Chief Operating Officer

June 15, 2005

Dean Ibsen
Department of Administrative Services
Design and Construction Division
Vertical Infrastructure
LOCAL

Re: Routine Maintenance Funds

Dear Dean,

The establishment of the Routine Maintenance Fund has been extremely beneficial to our facility in terms of having a mechanism to accomplish routine maintenance and upkeep to our infrastructure that would otherwise be deferred until funding could be found.

The negative impact of deferred maintenance would result in an increase of deterioration to the state's facility assets. With this fund we are able to continue addressing critical maintenance needs on the Capitol Complex, including ... life, health and safety repairs.

Some of the items funded are:

- Testing and maintenance of the Capitol Complex Fire Alarm Systems.
- Proper chemical treatment for the heating and cooling systems.
- Preventative maintenance for all elevators on complex.
- Repairs and scheduled maintenance to exterior doors, windows, hardware and closures.
- Emergency repairs to pumps and motors on HVAC systems.
- Preventative Maintenance and Repairs to Emergency Generators."
- Repairs to hazardous sidewalks and approaches.

If we do not receive Routine Maintenance funding, CCM would be forced to absorb the added cost in our budgets. This could have a major impact on our ability to provide proper maintenance of facilities on the Capitol Complex.

Therefore, in support of the efforts of the Vertical Infrastructure Committee, CCM pledges to:

- Develop a list of facts relating to Capitol Complex state buildings and the maintenance needs for those facilities.
- Invite others to committee meetings, and encourage agencies to do the same.
- Collect testimonials about the need for routine and major maintenance and how the maintenance funding is being put to use on the Capitol Complex.
- Sharing information and facts to advocates in the field so they can help carry the message.
- And continue to identify a private sector group or groups with a common interest in major maintenance and routine maintenance funding that can spearhead the legislative effort.

If I can be of further assistance, please let me know.

Sincerely,

Tim Ryburn

Tim Ryburn, Administrator
Capitol Complex Maintenance

c: Paul F. Carlson

6-121



STATE OF IOWA

THOMAS J. VILSACK, GOVERNOR
SALLY J. PEDERSON, LT. GOVERNOR

DEPARTMENT OF HUMAN SERVICES
KEVIN W. CONCANNON, DIRECTOR

JUN 21 2005

Kathy Draper, Chair
Vertical Infrastructure Advisory Committee
Grimes State Office Building
Des Moines, IA 50319

Dear Ms. Draper:

The Department of Human Services strongly supports the efforts of the Vertical Infrastructure Advisory Committee to inform decision-makers and community leaders about issues related to vertical infrastructure. The Department of Human Services (DHS) enthusiastically supports the 2005 "Plan of Action" and commits to the following activities in support of this Plan.

- Each Department of Human Services facility will hold open houses for local elected officials and business/community leaders who live in the area
- Each Department of Human Services facility will actively work to keep community leaders informed about major policy issues at the facility and the impact of vertical infrastructure upon programming and patient/resident/client outcomes
- Each Department of Human Services facility will explore cost-effective means to communicate with local residents who are employees of DHS and private human service organizations about these issues and impacts

The Department of Human Services looks forward to working with the Vertical Infrastructure Advisory Committee and the staff of the Department of Administrative Services.

A handwritten signature in black ink that reads "Kevin W. Concannon".

Kevin W. Concannon
Director

KWC:jn



ALCOHOLIC
BEVERAGES
DIVISION
State of Iowa

Thomas J. Vilsack Governor of Iowa
Sally J. Pederson Lieutenant Governor
Lynn M. Walding Administrator

December 2, 2005

Mr. Dean Ibsen
Administrator, Design and Construction Division
General Services Enterprise

Dear Dean:

I appreciate the opportunity to comment on the major maintenance and routine maintenance funding that has been made available to the Iowa Alcoholic Beverages Division (ABD). Simply stated, the ABD would have been unable to make certain repairs to the Ankeny Dept. of Commerce facility without the major maintenance funding. A good recent example is the replacement of the facility lobby skylight system. The ABD and numerous contractors had made attempts over the years to stop the leaks in the system without success. The leaks caused damage to interior walls, furniture and carpet in the most focal point of the facility. The major maintenance funding provided by the Vertical Infrastructure Ad Committee allowed the ABD to replace the skylight system and stop any future damage to interior assets. The ABD would have struggled to make this repair using normal operating funds.

The routine maintenance funding received by the ABD has also been a welcome assist in keeping the Commerce facility in good operating condition. The ABD has used the funding for carpet cleaning / replacement, filter changing, minor equipment maintenance and painting. During too many years of status quo budgets, the routine maintenance funding has helped keep the facility in good operational order.

I offer my support of the VIAC Action Plan. I believe that the Governor and the Iowa Legislature should be proud of their support of the preservation of state buildings and assets. I believe it demonstrates forward thinking and continued funding of the programs will allow Iowa's buildings to be maintained for future use by all Iowans.

Sincerely,

James M. Kuhlman
Senior Operations Manager



IOWA VETERANS HOME

1301 Summit Street
Marshalltown, Iowa 50158-5485
Ph: (641) 752-1501
Fax: (641) 753-4278

Thomas J. Vilsack, Governor
Sally J. Pederson, Lt. Governor
State of Iowa
Daniel R. Steen, Commandant

December 2, 2005

Mr. Dean Ibsen, Administrator
Design and Construction Division
General Services Enterprise
Iowa Department of Administrative Services
Grimes State Office Building, First Floor
400 E. 14th Street
Des Moines, Iowa 50319

Dear Dean:

The Iowa Veterans Home would like to extend our acknowledgement of the excellent services we have received from the Vertical Infrastructure Committee in aiding us in maintaining the buildings on the campus of our facility to a level all Iowans can be proud of. Though we have a highly dedicated staff, a significant amount of support that is provided to us by the Vertical Infrastructure Fund has allowed us to focus our time and attention on those matters that are routine in nature versus delaying this process until it rises to a higher problematic level.

One of the most recent incidents of this nature was the roofing project that we just completed on the Sheeler Building. This area was the former dining room and kitchen. At the time, we were completing the renovation of the former kitchen area into the new medical clinic. As equipment was removed, and venting changed, the filling in of these openings and the patching we had planned in the roofing system did not turn out as expected. While our staff was attempting to put on the finishing touches, we would continually be faced with roof leaks in several locations. We quickly realized that the only way to assure no further damage would occur and to keep us on schedule to open this facility was to replace the entire roof. We were able to do this only because of the availability of the routine maintenance funds that were provided to us through this program.

As you were in attendance at the open house for the medical clinic, I hope you took as much pride in our accomplishment as we did. The Commandant and I made it our priority to point out to the Legislators and Community Leaders present that the State of Iowa is making great strides in not only maintaining our presence in the community, but to enhance it as well. Without this program and committee's help, projects such as this would not happen.

Sincerely,

Stanley D. Freeborn, Adjutant



STATE OF IOWA

THOMAS J. VILSACK, GOVERNOR
SALLY J. PEDERSON, LT. GOVERNOR
Iowa Results Website (www.resultsiowa.org)

DEPARTMENT OF CORRECTIONS
GARY D. MAYNARD, DIRECTOR
Website (www.doc.state.ia.us)

December 8, 2005

Iowa Vertical Infrastructure Advisory Committee
I/C Dean Ibsen
Division of Administration
Design and Construction Division
General Services Enterprise
Iowa Department of Administrative Services
400 East 14th Street
Des Moines, IA 50319
L O C A L

RE: Plan of Action for 2005
Corrections Support

To Whom It May Concern:

The Vertical Infrastructure Advisory Committee (VIAC) has the full support of the Department of Corrections (DOC) for the extremely important task of assisting State agencies in being a good and wise steward of State property and assets. Obviously, this extends to the support of the 2005 Plan of Action.

The program has played a critical part in assuring that Corrections can meet the Departmental constitutional performance of duty. For five years since the start of the program, DOC prioritizes major maintenance projects based on two criteria: life safety and the likelihood of a maintenance problem causing a closing of all or a portion of a facility.

One excellent example of the important work performed through the VIAC is the emergency electrical service repairs at Anamosa State Penitentiary. The electrical service was over 40 years of age and operating well beyond its useful life.

The mission of the Iowa Department of Corrections is to:
Protect the Public, the Employees, and the Offenders

Dean Ibsen
December 8, 2005
Page 2

Equipment was so fragile that repairs or maintenance could not be made. The main electrical panel was shorting out. The frequent service failures threatened a facility evacuation of more than 1200 inmates. The first of a four-part electrical primary service upgrade was expedited, along with improvements of the emergency power. The potential for a major prison evacuation was avoided by having this program in place and active.

Please consider the Department of Corrections a strong supporter of the Vertical Infrastructure Program and available to support the Committee's ongoing efforts to address the extensive maintenance demands by State facilities.

Sincerely,

A handwritten signature in dark ink, appearing to read "Gary D. Maynard". The signature is fluid and cursive, with a large, stylized "M" and "D".

Gary D. Maynard, Director

/ifo

STATE HISTORICAL SOCIETY of IOWA

A Division of the Iowa Department of Cultural Affairs

December 11, 2005

Iowa Vertical Infrastructure Advisory Committee
c/o Dean Ibsen
Iowa Department of Administrative Services – General Services Enterprise
Hoover Building
LOCAL MAIL

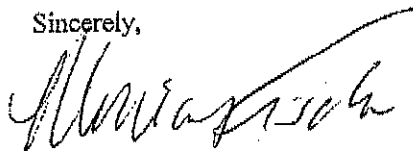
Dear Advisory Committee Members:

On behalf of the boards and staff of the Iowa Department of Cultural Affairs, I write in support of your 2005 Plan of Action.

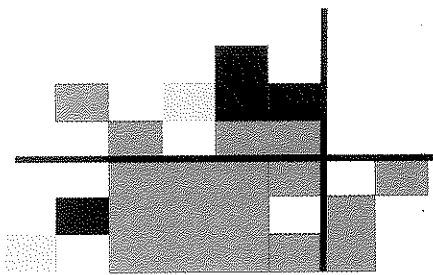
DCA benefits greatly from the Committee's attention to the State Historical Building, which we truly feel is a treasure in Des Moines' increasingly popular East Village. We are especially appreciative of the Committee's responsive to our specific needs and plans and its recognition of the importance of properly maintaining the building. Because this facility is a public museum, it is essential that it be a safe and appealing environment, where people of all ages from across Iowa and across the country can come and experience history. We are grateful that the Committee's work and funding helps us achieve that.

Thank you for this opportunity to provide these comments.

Sincerely,



Monica Fischer
Deputy Director



Iowa
Vertical
Infrastructure
Advisory
Committee

Seventh Annual Report to Governor Vilsack
December 23, 2005

TAB 2:

Major Maintenance Project Status Reports

Fiscal Year 2002

***Major Maintenance Projects
Status Report***

| Rank | Status | PROJECT | NUMBER |
|------|--------|---------|--------|
| 1 | 1 | 1 | 1 |
| 2 | 2 | 2 | 2 |
| 3 | 3 | 3 | 3 |
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| 100 | 100 | 100 | 100 |

Page 1

IOWA DEPARTMENT OF GENERAL SERVICES
 RECAP OF FY'02 APPROPRIATION
 MAJOR MAINTENANCE
 As of August 31, 2005

| Rank | Status | PROJECT NUMBER | PROJECT TITLE | Project Mgr. | Vertical Infrastructure | Additional Funds | Total Project Budget | Contracted Amount | Expended Amount | Encumbered Not Expended | Not Encumbered |
|------|--------|----------------|--|--------------|-------------------------|------------------|----------------------|-------------------|-----------------|-------------------------|----------------|
| 14 | F | 5102.1 | DCA-Centennial Bldg.-HVAC Phase II & Window Replacement | Gary F. | 204,284.69 | 70,000.00 | \$274,284.69 | \$274,284.69 | \$0.00 | \$0.00 | \$0.00 |
| 15 | F | 5107.0 | DGS-Historical Bldg.-Circulating Tank Relocation | Don A. | 65,320.75 | | \$65,320.75 | \$65,320.75 | \$0.00 | \$0.00 | \$0.00 |
| 16 | F | 5302.1 | IIEA-Fire Doors Replacement | Dave U. | 43,964.49 | | \$43,964.49 | \$43,964.49 | \$0.00 | \$0.00 | \$0.00 |
| 17 | F | 5703.2 | IWD-Electrical Distribution Upgrade | Craig D. | 50,200.00 | | \$50,200.00 | \$50,200.00 | \$0.00 | \$0.00 | \$0.00 |
| 18 | F | 2065.1 | DOC-Anamosa-Electrical System Upgrade Design | Craig D. | 32,129.00 | | \$32,129.00 | \$32,129.00 | \$0.00 | \$0.00 | \$0.00 |
| 19 | F | 2085.0 | DOC-Ft. Madison-Electrical System Upgrade Design | Craig D. | 33,810.00 | | \$33,810.00 | \$33,810.00 | \$0.00 | \$0.00 | \$0.00 |
| 20 | F | 3005.1 | DHS-Toledo-Design of New Distribution System Transformers & Building Services | Craig D. | 51,129.00 | | \$51,129.00 | \$51,129.00 | \$0.00 | \$0.00 | \$0.00 |
| 21 | F | 1059.0 | DGS-Grimes, Hoover & Energy Plant-Fire Alarm System Improvements | Craig D. | 403,898.79 | | \$403,898.79 | \$403,898.79 | \$0.00 | \$0.00 | \$0.00 |
| 22 | F | 1064.0 | DGS-Hoover-Roof Replacement | John I. | 198,318.22 | | \$198,318.22 | \$198,318.22 | \$0.00 | \$0.00 | \$0.00 |
| 23 | F | 3114.0 | DHS-Glenwood-Replace Two 500-Ton Chillers | Tom R. | 345,018.56 | | \$345,018.56 | \$345,018.56 | \$0.00 | \$0.00 | \$0.00 |
| | F | 3074.1 | DHS-Cherokee-Replace Roofs & Gutters - Main Building | John I. | 762,455.00 | | \$762,455.00 | \$762,455.00 | \$0.00 | \$0.00 | \$0.00 |
| | F | 3122.0 | DHS-Cherokee-CCUSO-Renovation of Administration Building South Wing | John I. | 600,000.00 | | \$600,000.00 | \$600,000.00 | \$0.00 | \$0.00 | \$0.00 |
| | F | 5615.01 | IVA-Powerhouse Smoke Stack Removal | Tom R. | 40,147.65 | | \$40,147.65 | \$40,147.65 | \$0.00 | \$0.00 | \$0.00 |
| | F | 2094.00 | DOC-Ft Madison-Administration Hydronic Piping Replacement | Craig D. | 81,125.71 | | \$81,125.71 | \$81,125.71 | \$0.00 | \$0.00 | \$0.00 |
| | F | 9999.03 | Attorney General Billing | Dean I. | 10,599.55 | | \$10,599.55 | \$10,599.55 | \$0.00 | \$0.00 | \$0.00 |
| | F | 5411.00 | DPS-District 6 - Spencer Mold Remediation | Tom R. | 85,395.14 | | \$85,395.14 | \$85,395.14 | \$0.00 | \$0.00 | \$0.00 |
| | F | 5309.01 | IIEA - Repair Parking Lots | Dave U. | 44,571.59 | | \$44,571.59 | \$44,571.59 | \$0.00 | \$0.00 | \$0.00 |
| | F | 3114.01 | DHS - Glenwood - Replace Two 500-Ton Chillers - Installation of Chillers (SIF/C funding)...See *Footnote Below | Tom R. | 17,103.35 | 215,308.74 | \$232,412.09 | \$232,412.09 | \$0.00 | \$0.00 | \$0.00 |
| | F | 1213.00 | DGS- Central Energy Plant - Chiller Repair | Sam S. | 9,675.00 | | \$9,675.00 | \$9,675.00 | \$0.00 | \$0.00 | \$0.00 |
| | F | 5128.00 | DGS - Historical Building - Heat Pump Repair | Sam S. | 31,479.80 | | \$31,479.80 | \$31,479.80 | \$0.00 | \$0.00 | \$0.00 |

IOWA DEPARTMENT OF GENERAL SERVICES
RECAP OF FY02 APPROPRIATION
MAJOR MAINTENANCE
As of August 31, 2005

| Rank | PROJECT NUMBER | PROJECT TITLE | Project Mgr. | Vertical Infrastructure | Additional Funds | Total Project Budget | Contracted Amount | Expended Amount | Encumbered Not Expended | Not Encumbered |
|-----------|----------------|---|--------------|-------------------------|------------------|----------------------|-------------------|-----------------|-------------------------|----------------|
| | | DGS - Capitol Complex Tunnel - Installation | | | | | | | | |
| F | 1219.00 | of Inspection Manholes | Craig D. | 33,605.10 | | \$33,605.10 | \$33,605.10 | \$33,605.10 | \$0.00 | \$0.00 |
| F | 1218.00 | DGS - Wallace - Restroom Repairs | Sam S. | 57,312.92 | | \$57,312.92 | \$57,312.92 | \$57,312.92 | \$0.00 | \$0.00 |
| | | DGS - Capitol Exterior - Phase 11 - Window | | | | | | | | |
| F | 1133.02 | Repair | John N | 19,274.23 | | \$19,274.23 | \$19,274.23 | \$19,274.23 | \$0.00 | \$0.00 |
| F | 2043.22 | DOC - MV Visitation | John I | 3,600.00 | | \$3,600.00 | \$3,600.00 | \$3,600.00 | \$0.00 | \$0.00 |
| F | 2076.22 | DOC - MV Fire Alarm | John I | 0.00 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| F | 2108.20 | DOC - MV Air Conditioning | John I | 0.00 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| F | 2107.20 | Corrections Maintenance Software | Dean I | 8,080.65 | | \$8,080.65 | \$8,080.65 | \$8,080.65 | \$0.00 | \$0.00 |
| | | DOC - FM - Feasibility Study for Repair/Replacement of Historic Clay Tile | | | | | | | | |
| F | 2105.00 | Roofs | Dean I | 2,209.89 | | \$2,209.89 | \$2,209.89 | \$2,209.89 | \$0.00 | \$0.00 |
| F | 5517.00 | Terrace Hill - Terrace Hill Elevator Repairs | Dave C. | 1,730.50 | | \$1,730.50 | \$1,730.50 | \$1,730.50 | \$0.00 | \$0.00 |
| F | 5516.00 | Terrace Hill - Terrace Hill Roof Repairs | Dave C. | 2,198.31 | | \$2,198.31 | \$2,198.31 | \$2,198.31 | \$0.00 | \$0.00 |
| Sub-total | | | | 11,570,520.00 | 334,404.74 | 11,904,924.74 | 11,904,924.74 | 11,904,924.74 | 0.00 | 0.00 |

Pending sales tax 0.00

Footnote

Key to Project Status - B=Bid Process C=Under Construction CT=Contract Stage D=Design Stage F=Finished

*** This project was previously ranked in FY01.

* An additional amount of \$61,791.26 was paid directly by the SIFIC program and is not reflected in these totals. Refer to detail sheet for Prawl Engineering.

Iowa Department of General Services
Recap of Fiscal Appropriation
Enterprise Wide AWA Projects Recap

| | Project # | Agency | Project Name | PM | BUDGET | CONTRACTED | EXPENDED | CONTRACTED, NOT EXPENDED | UNDER(OVER) Budget |
|---|---|---------|--|-------------|------------|------------|------------|-----------------------------|-----------------------|
| D | Project # 9999.03 (AG billing)- moved to regular projects | | | | | | | | |
| C | Project #3110.00 | DHS-MP | Hardware/Closers-Materials and Installation | J.Iber | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| C | Project #1113.01 | GSE | Capitol Building - Exterior Ramp | J. Nash | 26,669.13 | 26,669.13 | 26,669.13 | 0.00 | 0.00 |
| C | Project #1150.00 (moved from FY01) | GSE | Capitol Complex - Door Hardware/Closers - Material & Installation | D. Umland | 65,027.31 | 65,027.31 | 65,027.31 | 0.00 | 0.00 |
| C | Project #1152.00 | GSE | Door Hardware / Closers-Materials and Installation | D. Umland | 27,173.34 | 27,173.34 | 27,173.34 | 0.00 | 0.00 |
| C | Project #1159.00 | GSE | CCM | D. Umland | 11,724.55 | 11,724.55 | 11,724.55 | 0.00 | 0.00 |
| C | Project #1159.00 | GSE | Elevator Controls-Materials and Installation-Grimes | D. Umland | 2,006.70 | 2,006.70 | 2,006.70 | 0.00 | 0.00 |
| C | Project #3116.00 | DHS-WD | Elevator Projects-Feasibility Study | J.Iber | 3,025.00 | 3,025.00 | 3,025.00 | 0.00 | 0.00 |
| C | Project #5120.00 | DCA | Elevator Projects-Feasibility Study-Centennial Bldg. | G. Forshee | 6,000.00 | 6,000.00 | 6,000.00 | 0.00 | 0.00 |
| C | Project #1160.00 | GSE | Grimes - Restroom Renovation Projects-Design -Exterior Ramp-construction, Materials & Installation | D. Umland | 14,949.54 | 14,949.54 | 14,949.54 | 0.00 | 0.00 |
| D | Project #3402.00 Moved to FY03 | DHS-CH | Restroom Renovation Projects-Design | J.Iber | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| C | Project #3117.00 | MP | Restroom Renovation Projects-Design | D. Umland | 8,625.00 | 8,625.00 | 8,625.00 | 0.00 | 0.00 |
| C | Project #5804.00 | ABD | Restroom Renovations Project-Design-New | D. Umland | 54,308.48 | 54,308.48 | 54,308.48 | 0.00 | 0.00 |
| C | Project #1161.00 | GSE | Historical . | D. Umland | 325.65 | 325.65 | 325.65 | 0.00 | 0.00 |
| C | Project #5708.00 | IWD | Restroom Renovations Project - Design | D. Umland | 11,323.93 | 11,323.93 | 11,323.93 | 0.00 | 0.00 |
| C | Project #2067.00 | DOC-CL | Restroom Renovations -East Pod | J.Iber | 8,402.50 | 8,402.50 | 8,402.50 | 0.00 | 0.00 |
| C | Project #2088.00 | DOC-OK | Restroom Renovations -Main Bldg Central Unit #2 | J.Iber | 14,250.00 | 14,250.00 | 14,250.00 | 0.00 | 0.00 |
| C | Project #5645.00 | IVH | Restroom Renovations Malloy Hall #17 | D. Umland | 19,042.76 | 19,042.76 | 19,042.76 | 0.00 | 0.00 |
| D | Project #1162.00 Moved to FY03 | GSE | Restroom - New State Historical Bldg. | D. Umland | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| D | Project #1163.00 Suspended | GSE | Drinking Fountains-Materials and Installation-Grimes | D. Umland | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| C | Project #1173.00 | GSE | Capitol Building - Rotunda Elevators | J. Nash | 140,467.37 | 140,467.37 | 140,467.37 | 0.00 | 0.00 |
| D | Project #1147.00 Moved to FY03 | GSE | Capitol Complex - Site Improvement Projects-- Renovation | D. Umland | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| D | Project #1148.00 Moved to FY03 | GSE | Capitol Complex--Site Improvement Projects-- Renovation | D. Umland | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| D | Project #1149.00 Moved to FY03 | GSE | Capitol Complex -- Site Improvement Projects-- Renovation | D. Umland | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| D | Project #2082.00 Moved to FY03 | DOC | Exterior-Ramp Construction- Materials only- | J.Iber | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| D | Project #2083.00 Moved to FY03 | DOC | Power-Door Operators -Materials-only | J.Iber | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| C | Project # 5901.00 | IPTV | Power Door Operators - Materials & Installation | D. Umland | 8,869.07 | 8,869.07 | 8,869.07 | 0.00 | 0.00 |
| C | Project #3100.01 | DHS-TO | Exterior Ramp Construction -Materials & Install | J.Iber | 45,885.02 | 45,885.02 | 45,885.02 | 0.00 | 0.00 |
| C | Project #3101.01 | DHS-GW | Exterior Ramp Construction-Materials and Install | J.Iber | 27,548.21 | 27,548.21 | 27,548.21 | 0.00 | 0.00 |
| C | Project #3107.01 | DHS-GW | Power Door Operations-Materials Only | J.Iber | 25,356.05 | 25,356.05 | 25,356.05 | 0.00 | 0.00 |
| C | Project #3102.02 | DHS-CH | Exterior Ramp Construction- Materials & Installation | D. Adamson, | 10,721.60 | 10,721.60 | 10,721.60 | 0.00 | 0.00 |
| C | Project #3108.02 | DHS-WD | Hardware/Closers-Materials only | D. Ibsen | 22,866.48 | 22,866.48 | 22,866.48 | 0.00 | 0.00 |
| C | Project #3141.00 | DHS- CL | Widen Doors | D Ibsen | 2,249.87 | 2,249.87 | 2,249.87 | 0.00 | 0.00 |
| | | | Total allocated | | 556,817.56 | | | | |
| | | | Total Project Cost | | | 556,817.56 | 556,817.56 | 0.00 | 0.00 |
| | (1) Budget amount includes \$43,990.00 of additional funds received | | | | | | | | |
| | (2) Budget amount includes \$5,106.00 of additional funds received | | | | | | | | |

| | |
|-----|---|
| (1) | Budget amount includes \$43,990.00 of additional funds received |
| (2) | Budget amount includes \$5,106.00 of additional funds received |

Acct Codes: 0198-335-31R1

12/15/2005

Fiscal Year 2003

***Major Maintenance Projects
Status Report***

IOWA DEPARTMENT OF GENERAL SERVICES
RECAP OF FY06 APPROPRIATION
MAJOR MAINTENANCE
As of November 30, 2005

| Rank | PROJECT NUMBER | PROJECT TITLE | Project Mgr. | Vertical Infrastructure Project Allocation | Additional Funds | Total Project Budget | Contracted Amount | Expended Amount | Not Expended | Encumbered | Not Encumbered |
|---|----------------|---|--------------|--|------------------|----------------------|-------------------|-----------------|--------------|--------------|----------------|
| | | Total Appropriation \$15,750,000.00 | 15750000 | | | | | | | | |
| | | Sales Tax Refunds | | 17,179.50 | | | | | | | |
| | | Total Appropriation & Sales Tax Refunds | | 15,767,179.50 | | | | | | | |
| | | Less: Total Assigned | | 15,743,996.35 | | | | | | | |
| | | Total Unassigned / Unallocated | | 23,183.15 | | | | | | | |
| n/a | F 9998.02 | DGS Project Management Supplement | Tom J. | 375,000.00 | | \$375,000.00 | \$375,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| n/a | F 9997.03 | Vertical Infrastructure Program Support | Dean I. | 184,132.12 | | \$184,132.12 | \$184,132.12 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| n/a | F 9999.04 | Enterprise Wide ADA Coordination | Dean I. | 675,000.00 | 25,621.26 | \$700,621.26 | \$670,373.93 | \$644,305.30 | \$26,068.63 | \$30,247.33 | \$0.00 |
| n/a | F 9996.04 | Statewide Monuments Repair & Maintenance | Sam S. | 50,006.53 | | \$50,006.53 | \$50,006.53 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Ranked Projects | | | | | | | | | | | |
| Major Maintenance Project Management | | | | | | | | | | | |
| 0198.03 | | Services MMFY2006-0198 (31R3) | Dean I. | 12,000.00 | | \$12,000.00 | \$12,780.82 | \$0.00 | \$0.00 | \$0.00 | -\$780.82 |
| n/a | 3122.01 | DHS-Cherokee - CCUSO Renovation | John I. | 1,350,800.00 | 957.12 | \$1,351,757.12 | \$1,351,743.37 | \$1,346,743.37 | \$5,000.00 | \$13.75 | \$0.00 |
| 1 | 3115.01 | DHS-Cherokee - Electrical Distribution Replacement | Craig D. | 1,151,942.88 | | \$1,151,942.88 | \$1,151,942.88 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2 | 3002.02 | DHS-Glenwood - Electrical Distribution Replacement | Craig D. | 2,199,230.00 | | \$2,199,230.00 | \$2,199,983.19 | \$2,246.81 | \$0.00 | \$0.00 | \$0.00 |
| 3 | 3111.01 | DHS-Glenwood - Underground Utilities Tunnel | Tom R. | 847,100.00 | 18,000.00 | \$865,100.00 | \$855,035.89 | \$9,940.35 | \$0.00 | \$84.11 | \$0.00 |
| 4 | 5650.00 | IVH-Facility - Replace 30" Storm Line from Jerome St to Creek | Gary F. | 110,000.00 | | \$110,000.00 | \$99,753.41 | \$9,685.39 | \$10,246.59 | \$0.00 | \$0.00 |
| 5 | F 1183.00 | DGS - Remove Mold - A level | Dave A. | 20,445.20 | | \$20,445.20 | \$20,445.20 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 6 | 2070.02 | DOC - Iowa State Penitentiary - Upgrade Bldg. Life Safety System - Phase II | Craig D. | 666,678.28 | | \$666,678.28 | \$636,462.22 | \$2,055.00 | \$28,216.06 | \$0.00 | \$0.00 |
| 7 | 3005.02 | DHS - Toledo - Electrical Distribution Upgrade | Craig D. | 933,447.05 | | \$933,447.05 | \$932,969.54 | \$477.51 | \$0.00 | \$0.00 | \$0.00 |
| 8 | CT 2091.00 | DOC - Iowa Medical Center - Upgrade Bldg Life Safety System | Craig D. | 1,040,000.00 | | \$1,040,000.00 | \$1,038,229.18 | \$0.00 | \$1,770.82 | \$0.00 | \$0.00 |
| 9 | 2036.01 | DOC - Anamosa - Food Service Improvements - Phase II | Dave U. | 185,000.00 | | \$185,000.00 | \$108,347.13 | \$107,511.61 | \$835.52 | \$76,652.87 | \$0.00 |
| 10 | F 5410.00 | DPS - District #12 in Stockton - Tile & Grade Work | Dave U. | 29,082.07 | | \$29,082.07 | \$29,082.07 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 11 | 3052.01 | DHS - Clarinda - Replace Slate Roof Units NE 5-9 of Main Building | John I. | 387,500.00 | | \$387,500.00 | \$233,854.13 | \$68,485.72 | \$165,378.41 | \$153,635.87 | \$0.00 |
| 12 | F 3113.02 | DHS - Woodward - Admin Bldg Roof Replacement Completion | John I. | 146,719.00 | | \$146,719.00 | \$146,719.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 13 | F 5903.00 | IPTV - IPTV - Headquarters - Roof | Dave U. | 134,319.45 | | \$134,319.45 | \$134,319.45 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 14 | F 5122.00 | DCA - Historical Society - Roof Replacement | Gary F. | 81,772.60 | | \$81,772.60 | \$81,772.60 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 15 | F 5313.00 | ILEA - Camp Dodge - Reroof | Dave U. | 11,849.73 | | \$11,849.73 | \$11,849.73 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 16 | F 5406.00 | DPS - Supply/Comm - 5900 2nd Ave - | Dave U. | 51,561.53 | | \$51,561.53 | \$51,561.53 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

IOWA DEPARTMENT OF GENERAL SERVICES
 RECAP OF FYC APPROPRIATION
 MAJOR MAINTENANCE
 As of November 30, 2005

| PROJECT NUMBER | PROJECT TITLE | Project Mgr. | Vertical Infrastructure Project Allocation | Additional Funds | Total Project Budget | Contracted Amount | Expended Amount | Encumbered Not Expended | Not Encumbered |
|----------------|--|--------------|--|------------------|----------------------|-------------------|-----------------|-------------------------|----------------|
| 17 | DOC - Clarinda - Phase I Gutter/Eaves Flashing Project | John I. | 10,000.00 | | \$10,000.00 | \$5,712.40 | \$5,712.40 | \$0.00 | \$4,287.60 |
| 18 | Commerce - 1918 SE Hulsizer - Replace Reception / Lobby Area Skylight System | Dave U. | 32,000.00 | | \$32,000.00 | \$28,690.98 | \$25,229.13 | \$3,461.85 | \$3,309.02 |
| 19 | IVH-Facility - Remove asbestos floor tile-Sheeler Basement Hall | Gary F. | 20,699.56 | | \$20,699.56 | \$20,699.56 | \$20,699.56 | \$0.00 | \$0.00 |
| 20 | DGS - Repair / replace caulk at exterior of Historical Facility | Dave U. | 307,500.00 | | \$307,500.00 | \$307,454.68 | \$227,469.08 | \$79,985.60 | \$45.32 |
| 21 | DCA - Historical Sites - Plum Grove - Conservation report on preserving Exterior Masonry | Dave A. | 14,050.00 | | \$14,050.00 | \$14,050.00 | \$11,078.56 | \$2,971.44 | \$0.00 |
| 22 | IVH-Facility - Caulk and seal exterior of Malloy and Deck | Gary F. | 150,000.00 | | \$150,000.00 | \$19,692.20 | \$9,392.20 | \$10,300.00 | \$130,307.80 |
| 23 | Terrace Hill - Chiller Compressor Replacement | Craig D. | 7,656.74 | | \$7,656.74 | \$7,656.74 | \$7,656.74 | \$0.00 | \$0.00 |
| 24 | Terrace Hill - Humidifier replacement | Craig D. | 10,911.03 | | \$10,911.03 | \$10,911.03 | \$10,911.03 | \$0.00 | \$0.00 |
| 25 | DOC - Anamosa - Phase II Power Plant Renovation | Craig D. | 329,768.43 | | \$329,768.43 | \$329,768.43 | \$329,768.43 | \$0.00 | \$0.00 |
| 26 | DHS - Mt. Pleasant - Bldg 18 Air Conditioning Replacement | Craig D. | 1,352,571.40 | | \$1,352,571.40 | \$1,352,571.40 | \$1,352,571.40 | \$0.00 | \$0.00 |
| 27 | DHS - Woodward - Fire & Life Safety System Upgrade | Craig D. | 1,540,000.00 | | \$1,540,000.00 | \$1,539,802.14 | \$1,502,710.64 | \$37,091.50 | \$197.86 |
| 28 | DHS - Mt. Pleasant - Window Replacement #18 & #20 Buildings | Dave U. | 371,987.22 | | \$371,987.22 | \$371,987.22 | \$371,987.22 | \$0.00 | \$0.00 |
| 29 | DCA - Iowa City - Plumbing Replacement | Gary F. | 0.00 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 30 | Terrace Hill - Front Gate Restoration | Craig D. | 80,311.00 | 213,947.42 | \$294,258.42 | \$293,885.37 | \$293,885.37 | \$0.00 | \$373.95 |
| 31 | Commerce - 1918 SE Hulsizer - Concrete Replacement #1 | Dave U. | 25,049.04 | 375.00 | \$25,424.04 | \$25,424.04 | \$25,424.04 | \$0.00 | \$0.00 |
| 32 | DHS-Independence Fire Marshall's Requirements | Gary F. | 125,754.75 | | \$125,754.75 | \$125,754.75 | \$125,754.75 | \$0.00 | \$0.00 |
| 33 | DGS-Vehicle Dispatch Roof Replacement | John I. | 118,343.91 | | \$118,343.91 | \$118,343.91 | \$118,343.91 | \$0.00 | \$0.00 |
| 1194.00 | DGS-Central Energy Plant - Replace Boiler #2 (Partially SIFIC funded) | Tom R. | 202,574.94 | 88,295.90 | \$290,870.84 | \$290,868.46 | \$290,657.46 | \$211.00 | \$2.38 |
| 2095.00 | DOC-Ft Madison-Industries Building Structural Evaluation | Craig D. | 76,159.72 | | \$76,159.72 | \$76,159.72 | \$76,159.72 | \$0.00 | \$0.00 |
| 2095.01 | DOC-Ft Madison-Industries Building Structural Repair - Design | Craig D. | 37,053.55 | | \$37,053.55 | \$37,053.55 | \$37,053.55 | \$0.00 | \$0.00 |
| 9999.05 | Attorney General Bills | Dean I. | 8,226.45 | | \$8,226.45 | \$8,226.45 | \$8,226.45 | \$0.00 | \$0.00 |
| 1196.00 | DGS-Workforce Development Chiller Major Repair | Tom R. | 23,403.72 | | \$23,403.72 | \$23,403.72 | \$23,403.72 | \$0.00 | \$0.00 |
| 1196.01 | DGS-Workforce Development Chilled Water Piping System Modifications | Tom R. | 15,000.00 | | \$15,000.00 | \$9,093.99 | \$7,159.85 | \$1,934.14 | \$5,906.01 |

IOWA DEPARTMENT OF GENERAL SERVICES
 RECAP OF FYC APPROPRIATION
 MAJOR MAINTENANCE
 As of November 30, 2005

| Rank | Status | PROJECT NUMBER | PROJECT TITLE | Project Mgr. | Infrastructure Project Allocation | Vertical Allocation | Additional Funds | Total Project Budget | Contracted Amount | Expended Amount | Not Expended | Encumbered |
|------|--------|----------------|--|--------------|-----------------------------------|---------------------|------------------|----------------------|-------------------|-----------------|--------------|--------------|
| | | | DGS-Workforce Development - Replace Doors @ 150 Des Moines St | Dave U. | | | 5,994.35 | \$5,994.35 | \$5,994.35 | \$5,994.35 | \$0.00 | \$0.00 |
| | F | 5712.00 | Voc Rehab - Jesses Parker - Space Utilization Study & Office Expansion | Gary F. | | | 49,893.40 | \$49,893.40 | \$49,893.40 | \$49,893.40 | \$0.00 | \$0.00 |
| | F | 5219.02 | Voc Rehab - Jesses Parker - Second Floor Circulation / Connecting Corridor | Gary F. | | | 400,994.75 | \$400,994.75 | \$1,040,157.97 | \$402,560.74 | \$637,607.23 | \$639,173.21 |
| | | 5214.01 | DGS-Wallace Parking Ramp Repair & Evaluation - Lower Level Floor | Gary F. | | 0.00 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | F | 1037.03 | DGS-Workforce Development-Lobby Ceiling | Dave A. | | | 4,540.96 | \$4,540.96 | \$4,540.96 | \$4,540.96 | \$0.00 | \$0.00 |
| | F | 5714.00 | 3130.01 DHS-Glenwood Boiler Replacement | Tom R. | 118,600.00 | | 82,200.00 | \$200,800.00 | 200,800.00 | 200,800.00 | 0.00 | 0.00 |
| | | | 5513.00 Terrace Hill - Sewer Line Repairs | Craig D. | 4,515.02 | | | \$4,515.02 | 4,515.02 | 4,515.02 | 0.00 | 0.00 |
| | F | 5514.00 | Fire Alarm System Improvements - Fire Alarm System Improvements - | Craig D. | 1,844.00 | | | \$1,844.00 | 1,844.00 | 1,844.00 | 0.00 | 0.00 |
| | F | 1059.02 | Grimes, Hoover & CEP | Craig D. | 21,730.32 | | | \$21,730.32 | 17,603.59 | 17,603.59 | 0.00 | 4,126.73 |
| | | | ILEA - Partial Re-roofing - Lower Roof over | Dave U. | 54,665.00 | | | \$54,665.00 | 51,076.95 | 51,076.95 | 0.00 | 3,588.05 |
| | | 5313.01 | FATS | | | | | | | | | |
| | | | DHS - Toledo Roof Repairs - Skow Cottage and Hoover School - Design Services | Dean I | 10,000.00 | | | \$10,000.00 | 8,714.46 | 8,886.86 | 1,827.60 | 1,285.54 |
| | | 3143.00 | DCA-Centennial Bldg. HVAC Phase II & Window Replacement | Gary F. | 30,034.11 | | | \$30,034.11 | 41,173.15 | 21,470.95 | 19,702.21 | (11,139.05) |
| | | 5102.03 | Totals | | 15,743,996.35 | 890,820.17 | 16,634,816.52 | 16,831,632.84 | 15,814,852.65 | 1,016,780.19 | -196,816.32 | |

Key to Project Status

- B Bid Process
- C Under Construction
- CT Contract Stage
- D Design Stage
- F Finished

Iowa Department of General Services
Recap of FY'03 Appropriation
ADA Projects Recap

| | | | | | BUDGET | CONTRACTED | EXPENDED | CONTRACTED, NOT EXPENDED | UNDER(OVER) Budget | |
|---|---|--------|---|------------|------------|------------|------------|-----------------------------|-----------------------|-----------|
| | Project # | Agency | Project Name | PM | 700,621.26 | | | | | |
| | Project # 3102.00 | DHS-CH | Exterior Ramp Construction, Materials & Installation | D. Adamson | 22,850.00 | 14,135.71 | 13,068.66 | 1,067.05 | 6,714.29 | |
| S | Project # 1162.00 | GSE | Restroom - New Historical Bldg. | D. Umland | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| S | Project # 1147.00 | GSE | Wallace Building Site Improvement | D. Umland | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| S | Project # 1148.00 | GSE | Wallace Building Site Improvement | D. Umland | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | Project # 1149.00 | GSE | Vehicle Dispatch-Site Improvements | D. Umland | 8,500.00 | 0.00 | 0.00 | 0.00 | 8,500.00 | |
| | Project # 2082.00 | ISP | Augusta Unit - Exterior Ramp Construction - Materials Only | J. Iber | 10,000.00 | 0.00 | 0.00 | 0.00 | 10,000.00 | |
| C | Project # 2083.00 | DOC-MP | Power Door Operators - Materials Only | J. Iber | 7,995.88 | 7,995.88 | 7,995.88 | 0.00 | 0.00 | |
| C | Project # 1203.00 | GSE | Capitol Complex Misc. Sidewalk Repairs | J. Nash | 15,174.12 | 15,174.12 | 15,174.12 | 0.00 | 0.00 | |
| C | Project # 1201.00 | GSE | Capitol Exterior Enhancements - Phase 12 | J. Nash | 108,868.00 | 108,868.00 | 108,868.00 | 0.00 | 0.00 | |
| C | Project # 5807.00 | ABD | Front Entrance Sidewalk Replacement | D. Umland | 9,523.04 | 9,523.04 | 9,523.04 | 0.00 | 0.00 | |
| C | Project # 5804.01 | ABD | Restroom Renovation Projects - Construction | D. Umland | 39,929.06 | 39,929.06 | 39,929.06 | 0.00 | 0.00 | (2) |
| C | Project # 1201.04 | GSE | Capitol Exterior, Phase 12C- Capitol East ADA & Site Enhancements | J. Nash | 16,443.73 | 16,443.73 | 16,443.73 | 0.00 | 0.00 | |
| C | Project # 5708.01 | IWD | Restroom Renovation Projects - Construction | D. Umland | 126,503.34 | 126,503.34 | 126,503.34 | 0.00 | 0.00 | (1) |
| C | Project # 1160.01 | GSE | Grimes - Restroom Renovation Projects - Construction | D. Umland | 141,500.60 | 141,500.60 | 141,500.60 | 0.00 | 0.00 | |
| M | Project # 1204.02 | GSE | Capitol - West Mall Handrails - Phase 12A Moved to 31R4 - FY04 | J. Nash | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | Project # 3117.01 | DHS-MP | Restroom Renovation Building 18 Hardware/Closers - Materials & Installation Moved to FY01 | D. Umland | 114,000.00 | 100,329.15 | 84,523.27 | 15,805.88 | 13,670.85 | |
| M | Project # 3110.01 | DHS-MP | Hardware/Closers - Materials & Installation Moved to FY01 | J. Iber | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | Project # 5645.01 | IVH | Restroom Renovation | G. Forshee | 20,000.00 | 0.00 | 0.00 | 0.00 | 20,000.00 | |
| | Project # 3139.00 | DHS-CH | Exterior Ramp for Ginzberg | D. Adamson | 13,131.89 | 13,131.89 | 11,969.34 | 1,162.55 | 0.00 | |
| | Project # 5126.01 | DCA | Montauk Historical Site | J. Iber | 35,500.00 | 34,339.38 | 33,196.08 | 1,143.30 | 1,160.62 | |
| | Project # 5124.01 | DCA | Centennial Building Restroom Renovation | G. Forshee | 6,840.00 | 0.00 | 0.00 | 0.00 | 6,840.00 | |
| | Project #3109.01 | DHS | Woodward, Hardware/closers-materials and installation | J. Iber | 8,930.02 | 8,930.02 | 8,930.02 | 0.00 | 0.00 | |
| C | Project #2084.31 | DOC-MP | Cell House & Program Space | J. Iber | 9,272.00 | 9,272.00 | 7,580.15 | 1,691.85 | 0.00 | |
| | Project #2084.32 | DOC-RC | Cell House & Program Space | J. Iber | 72.00 | 72.00 | 0.00 | 72.00 | 0.00 | |
| | Project #2084.33 | DOC-OK | Cell House & Program Space | J. Iber | 72.00 | 72.00 | 0.00 | 72.00 | 0.00 | |
| | Project #2084.34 | DOC-FM | Cell House 18- Cell House & Program Space | J. Iber | 72.00 | 72.00 | 0.00 | 72.00 | 0.00 | |
| | Project #2084.35 | DOC-FM | Cell House 20- Cell House & Program Space | J. Iber | 72.00 | 72.00 | 0.00 | 72.00 | 0.00 | |
| | Project #2084.36 | DOC-AN | Cell House & Program Space | J. Iber | 72.00 | 72.00 | 0.00 | 72.00 | 0.00 | |
| | Project #2084.37 | DOC-FM | Cell house 19 - Cell House & Program Space | J. Iber | 72.00 | 72.00 | 0.00 | 72.00 | 0.00 | |
| | Project #2084.38 | DOC-FM | John Bennett - Cell House & Program Space | J. Iber | 72.00 | 72.00 | 0.00 | 72.00 | 0.00 | |
| | Project #2084.39 | DOC-FM | Industries East- Cell House & Program Space | J. Iber | 72.00 | 72.00 | 0.00 | 72.00 | 0.00 | |
| | Project #2084.30 | DOC-FM | Deputies Bldg. - Cell House & Program Space | J. Iber | 72.00 | 72.00 | 0.00 | 72.00 | 0.00 | |
| C | Project #3099.30 | DHS-WD | Parking Lot Improvements- Materials Only | J. Iber | 881.00 | 881.00 | 881.00 | 0.00 | 0.00 | |
| C | Project #3100.30 | DHS-EL | Exterior Ramp Construction - Materials & Installation | J. Iber | 780.00 | 780.00 | 780.00 | 0.00 | 0.00 | |
| C | Project #3101.30 | DHS-GL | Exterior Ramp Construction- Materials and Installation | J. Iber | 1,165.00 | 1,165.00 | 1,165.00 | 0.00 | 0.00 | |
| C | Project #3105.30 | DHS-EL | Canteen, Power Door Operators- Materials Only | J. Iber | 1,487.00 | 1,487.00 | 1,487.00 | 0.00 | 0.00 | |
| C | Project #3106.30 | DHS-EL | Administration - Power Door Operators - Materials Only | J. Iber | 1,975.00 | 1,975.00 | 1,975.00 | 0.00 | 0.00 | |
| | Project #3107.30 | DHS-GL | Power Door Operations-Materials Only | J. Iber | 2,560.00 | 2,560.00 | 1,560.00 | 1,000.00 | 0.00 | |
| | Project #3109.30 | DHS-WD | Hardware/Closers-Materials and Installation | J. Iber | 3,550.00 | 3,550.00 | 0.00 | 3,550.00 | 0.00 | |
| C | Project #3110.31 | DHS-MP | Hardware/Closers-Materials and Installation, 20 Bldg. (Moved from FY03). | J. Iber | 4,104.60 | 4,104.60 | 4,104.60 | 0.00 | 0.00 | |
| C | Project #5806.00 | ABD | Alcoholic Beverages, Elevator Upgrade | D. Umland | 7,147.41 | 7,147.41 | 7,147.41 | 0.00 | 0.00 | |
| | Project # 3144.00 | DHS-CL | Widen Doors on NE 1 Unit - Materials Only Moved to 31R1 | D. Ibsen | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | Project # 3142.00 | DHS-CL | Replace Ramp to Geropsych parking area - Materials Only | D. Ibsen | 6,000.00 | 0.00 | 0.00 | 0.00 | 6,000.00 | |
| | | | Total allocated | | 745,259.69 | | | | | |
| | | | Total Project Cost | | | 670,373.93 | 644,305.30 | 26,068.63 | 74,885.76 | 30,247.33 |
| budget of \$136,600 includes additional funds of \$20,000 | | | | | | | | | | |
| (2) | budget of \$39,811.26 includes additional funds of \$5,621.26 | | | | | | | | | |
| S | Project Suspended | | | | | | | | | |
| C | Project Closed | | | | | | | | | |
| M | Project Moved | | | | | | | | | |

Fiscal Year 2004

***Major Maintenance Projects
Status Report***

DAS - GENERAL SERVICES
RECAP of FYC APPROPRIATION
MAJOR MAINTENANCE
As of November 30, 2005

| PROJECT NUMBER | Status | PROJECT TITLE | Project Mgr. | Vertical Infrastructure Project Allocation | Additional Funds | Total Project Budget | Contracted Amount | Expended Amount | Not Expended | Not Encumbered |
|-----------------------------------|--------|---|--------------------|--|------------------|----------------------|-------------------|-----------------|--------------|----------------|
| | | | | 11,500,000.00 | | | | | | |
| | | | | <div> <div>Total Appropriation \$11,500,000.00</div> <div>Sales Tax Refunds 0.00</div> <div>Total Appropriation & Sales Tax Refunds 11,500,000.00</div> <div>Less: Total Assigned 11,480,964.98</div> <div>Total Unassigned / Unallocated 19,035.02</div> </div> | | | | | | |
| n/a | F | 9999.04 DGS Project Management Supplement | Dean I. | 375,000.00 | | \$375,000.00 | \$375,000.00 | \$0.00 | \$0.00 | \$0.00 |
| n/a | F | 9997.04 Vertical Infrastructure Program Support | Dean I. | 180,039.84 | | \$180,039.84 | \$180,039.84 | \$0.00 | \$0.00 | \$0.00 |
| n/a | F | 9999.06 Enterprise Wide ADA Coordination - TOTALS | Dean I. | 500,000.00 | | \$500,000.00 | \$270,801.69 | \$170,627.71 | \$100,173.98 | \$229,198.31 |
| n/a | F | 9996.04 Statewide Monument Repair and Maintenance Projects - TOTALS | Sam S. | 50,000.00 | | \$50,000.00 | \$50,000.00 | \$0.00 | \$0.00 | \$0.00 |
| Major Maintenance Projects | | | | | | | | | | |
| 0198.04 | | Major Maintenance Project Management Services MMFY2006-0198 (31R4) | Dean I. | 12,000.00 | | \$12,000.00 | \$12,434.48 | \$0.00 | \$0.00 | -\$434.48 |
| 1 | | 2065.02 DOC - Aramosa Electrical Systems Upgrade - Phase 2 | Craig D. | 2,009,031.00 | | \$2,009,031.00 | \$2,009,031.00 | \$0.00 | \$0.00 | \$0.00 |
| 2 | | 2091.01 DOC - Oakdale Building Life Safety Systems Upgrade - Phase 2 | Craig D. | 1,250,000.00 | | \$1,250,000.00 | \$1,237,499.01 | \$1,205,931.01 | \$31,568.00 | \$12,500.99 |
| 3 | | 5624.02 IVH - Veterans Home Electrical Systems Upgrade - Phase 3 | Craig D. | 1,666,500.00 | | \$1,666,500.00 | \$1,666,491.20 | \$1,666,491.20 | \$0.00 | \$8.80 |
| 4 | F | 1202.00 GSE - Capitol Complex Street Repairs | Dave U. | 28,500.00 | 46,000.00 | \$74,500.00 | \$74,500.00 | \$74,500.00 | \$0.00 | \$0.00 |
| 5 | | 3130.00 DHS - Glenwood Boiler Replacement | Tom R. | 69,854.14 | | \$69,854.14 | \$69,013.49 | \$69,013.49 | \$0.00 | \$840.65 |
| 6 | | 2085.01 DOC - Ft Madison Electrical System Upgrade - Phase 2 | Craig D. | 806,000.00 | | \$806,000.00 | \$804,835.14 | \$804,835.14 | \$0.00 | \$1,164.86 |
| 7 | | 3002.03 DHS - Glenwood Electrical Distribution System Replacement | Craig D. | 1,481,600.90 | 14,335.00 | \$1,495,935.90 | \$895,935.90 | \$649,877.51 | \$246,058.39 | \$600,000.00 |
| 8 | F | 5412.00 DPS - District 12 Stockton Emergency Generator Replacement | Dave U. | 127,626.59 | 7,000.00 | \$134,626.59 | \$134,626.59 | \$134,626.59 | \$0.00 | \$0.00 |
| 9 | F | 1133.00 GSE - Capitol Exterior Rehabilitation - Phase 11 - Window Repair | John N. | 225,998.50 | 11,327.66 | \$237,326.16 | \$237,326.16 | \$237,326.16 | \$0.00 | \$0.00 |
| 10 | | 3041.02 DHS - Independence Witte Building Tuckpointing - Phase 3 | Gary F. | 115,379.45 | | \$115,379.45 | \$20,723.92 | \$3,898.92 | \$16,825.00 | \$94,655.53 |
| 11 | | 1084.01 GSE - Lucas Building - Public Health Emergency Generator | Dave U. | 870,650.00 | | \$870,650.00 | \$870,650.00 | \$776,858.49 | \$93,791.51 | \$0.00 |
| 12 | F | 5711.00 IWD - Workforce Development Elevator Replacement 1000 E Grand - Upgrades | Dave U. | 189,659.78 | 4,887.00 | \$194,546.78 | \$194,546.78 | \$194,546.78 | \$0.00 | \$0.00 |
| 13 | F | 5415.00 DPS - District 12 Stockton Relocate Water System Pressure Tank | Dave U. | 13,339.63 | | \$13,339.63 | \$13,339.63 | \$13,339.63 | \$0.00 | \$0.00 |
| 14 | F | 1209.00 GSE Wallace Building - Hygienic Lab Modifications for New Mass Spectrometer | Dave A. | 0.00 | 4,898.45 | \$4,898.45 | \$4,898.45 | \$4,898.45 | \$0.00 | \$0.00 |
| 15 | | 2097.00 DOC - Clarinda Lodge Conversion to Minimum Security Housing | Craig D., M. Edwar | 0.00 | 69,600.00 | \$69,600.00 | \$69,600.00 | \$64,593.93 | \$5,006.07 | \$0.00 |

DAS - GENERAL SERVICES
 RECAP of FYC APPROPRIATION
 MAJOR MAINTENANCE
 As of November 30, 2005

| PROJECT NUMBER | PROJECT TITLE | Project Mgr. | Vertical Infrastructure Project Allocation | Additional Funds | Total Project Budget | Contracted Amount | Expended Amount | Encumbered Not Expended | Not Encumbered |
|-------------------|---|--------------|---|------------------|-------------------------|----------------------|-----------------|----------------------------|-------------------|
| 16 | GSE - Lucas Careteria Grease Trap Modifications | Dave U. | 0.00 | 7,989.10 | \$7,989.10 | 7,989.10 | 0.00 | 0.00 | 0.00 |
| 17 | MT Pleasant 18 & 20 Building Window Replacement | Dave U. | 140,395.10 | | \$140,395.10 | 140,395.10 | 0.00 | 0.00 | 0.00 |
| 18 | Cherokee MHI Sewage & Water Line Replacement | Suleiman | 55,461.61 | | \$55,461.61 | 55,461.61 | 0.00 | 0.00 | 0.00 |
| 19 | Historical Building Cafe Improvements | Suleiman | 0.00 | 8,815.02 | \$8,815.02 | 8,815.02 | 0.00 | 0.00 | 0.00 |
| 20 | DPS - MT Pleasant - District 13 - Roof Repair | Dave U. | 21,417.89 | | \$21,417.89 | 21,417.89 | 0.00 | 0.00 | 0.00 |
| 21 | DCA - Montauk Historic Site - Rebuild/Repair N. Porch and Handicapped Access Ramp | John I. | 15,500.00 | | \$15,500.00 | 12,216.40 | 10,652.24 | 1,564.16 | 3,283.60 |
| 22 | DPS - District 3 Council Bluffs Replace Roof and Gutters | Dave U. | 16,421.53 | | \$16,421.53 | 16,421.53 | 0.00 | 0.00 | 0.00 |
| 23 | IWD - Workforce Development Roof Replacement - 150 DSM St. | John I. | 0.00 | 43,750.00 | \$43,750.00 | 43,750.00 | 0.00 | 0.00 | 0.00 |
| 24 | DHS - Woodward - Central Distribution Center Roof / Structural Repairs | Dean I. | 92,077.91 | | \$92,077.91 | 92,077.91 | 0.00 | 0.00 | 0.00 |
| 25 | DHS - Woodward - E-Home Replacement | John I. | 153,750.00 | | \$153,750.00 | 141,042.51 | 130,299.69 | 10,742.82 | 12,707.49 |
| 26 | DHS - Woodward - Elmcrest Roof Replacement | John I. | 208,750.00 | | \$208,750.00 | 204,649.44 | 164,647.65 | 40,001.79 | 4,100.56 |
| 27 | DHS - Independence - Reynolds Building Tuckpointing - Phase 1 | Gary F | 87,500.00 | | \$87,500.00 | 20,760.23 | 3,160.23 | 17,600.00 | 66,739.77 |
| 29 | DHS - Clarinda - Roof Replacement - Boiler House | John I. | 30,000.00 | | \$30,000.00 | 1,536.27 | 1,536.27 | 0.00 | 28,463.73 |
| 30 | DHS - Independence - Witte Building - Roof Replacement | Gary F | 27,500.00 | | \$27,500.00 | 3,918.99 | 1,961.76 | 1,957.23 | 23,581.01 |
| 31 | DOC - Anamosa - Living Unit C Roof Replacement | Dave U. | 96,974.91 | | \$96,974.91 | 96,974.91 | 0.00 | 0.00 | 0.00 |
| 32 | DHS - Eldora - Replace Leaking Roofs on Four Buildings | John I. | 201,900.00 | | \$201,900.00 | 199,342.34 | 194,501.54 | 4,840.80 | 2,557.66 |
| 33 | DOC - Mitchellville - Administration Building Roof Replacement | John I. | 19,015.00 | | \$19,015.00 | 18,654.16 | 5,889.16 | 12,765.00 | 360.84 |
| 34 | DOC - Oakdale - Dietary Plumbing & Sewer Repair/Replacement | Gary F | 50,000.00 | | \$50,000.00 | 0.00 | 0.00 | 0.00 | 50,000.00 |
| 35 | DHS - Clarinda - Electrical Distribution System - Phase 1 | Craig D. | 72,580.70 | | \$72,580.70 | 72,580.70 | 47,240.70 | 25,340.00 | 0.00 |
| 36 | DHS - Mt Pleasant - Buildings 18 & 20 Electrical Distribution System | Craig D. | 80,000.00 | | \$80,000.00 | 180.69 | 180.69 | 0.00 | 79,819.31 |
| 37 | DOC - Newton - Fire Escape Dorm 1 Minimum Siles | Dave A. | 125,000.00 | | \$125,000.00 | 0.00 | 0.00 | 0.00 | 125,000.00 |
| 38 | DHS - Toledo - Infirmary Fire Escape Replacement | John I. | 35,000.00 | | \$35,000.00 | 0.00 | 0.00 | 0.00 | 35,000.00 |
| 39 | DGS - Capitol Complex - Review of Existing Cooling Loop | Tom R. | 68,750.00 | | \$68,750.00 | 0.00 | 0.00 | 0.00 | 68,750.00 |

DAS - GENERAL SERVICES
 RECAP of FYC APPROPRIATION
 MAJOR MAINTENANCE
 As of November 30, 2005

| PROJECT NUMBER | PROJECT TITLE | Project Mgr. | Vertical Infrastructure Project Allocation | Additional Funds | Total Project Budget | Contracted Amount | Expended Amount | Not Expended | Encumbered | Not Encumbered |
|--------------------------------------|---|--------------|---|------------------|-------------------------|----------------------|-----------------|--------------|--------------|-------------------|
| 40 | DOC - Newton - Fire Alarm System At Minimum Site | Craig D. | 110,000.00 | | \$110,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 110,000.00 |
| 41 | DOC - Ft Madison - Industries Building Structural Repair - Construction | Craig D. | 357,044.60 | | \$357,044.60 | 357,044.60 | 345,585.99 | 11,458.61 | 0.00 | 0.00 |
| 42 | DGS - Grimes, Hoover, & Energy Plant - Fire Alarm System Improvements | Craig D. | 270,000.00 | | \$270,000.00 | 15,791.31 | 11,191.31 | 4,600.00 | 254,208.69 | 80.00 |
| 43 | Center Renovation | Dave A. | 0.00 | 18,500.00 | \$18,500.00 | 18,420.00 | 12,331.00 | 6,089.00 | 0.00 | 2,791.38 |
| 44 | DCA - Historical Building - Light | Dave U. | 0.00 | 162,153.95 | \$162,153.95 | 159,362.57 | 153,817.57 | 5,545.00 | 0.00 | 0.00 |
| 45 | DOC - Ft Madison - Domestic Water Line Repairs | Craig D. | 45,095.90 | | \$45,095.90 | 45,095.90 | 45,095.90 | 0.00 | 0.00 | 0.00 |
| 46 | GSE - Grimes - GSE Printing Security Fence at Basement SE side | Craig D. | 0.00 | | \$0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 47 | Terrace Hill - Reconstruct Terrace Hill Pergola | Dean I. | 0.00 | 72,131.00 | \$72,131.00 | 72,250.88 | 70,982.92 | 1,267.96 | (119.88) | \$1,166.75 |
| 48 | DHS - Hoover - Human Services Walls on 1st and 5th Floors | Craig D. | 0.00 | 38,106.20 | \$38,106.20 | \$36,939.45 | \$35,521.01 | \$1,418.44 | 2,136.01 | 0.00 |
| 49 | Cedar Rapids District 11 State Patrol Post Building Alterations | Dean I. | 0.00 | 120,000.00 | \$120,000.00 | 117,863.99 | 33,741.04 | 84,122.95 | 0.00 | 0.00 |
| 50 | DOC - FM - Feasibility Study for Repair/Replacement of Historic Clay Tile Roofs | Dean I. | 300.00 | | \$300.00 | 300.00 | 0.00 | 300.00 | 0.00 | 0.00 |
| VARIOUS IIE PROJECTS LISTED BELOW | | | | | | | | | | |
| A | IIE - Hoover Level B Server Room Improvements - Evaluations & Recommendations | Craig D. | 0.00 | \$20,546.08 | \$20,546.08 | \$20,636.43 | \$20,636.43 | \$0.00 | \$90.35 | \$0.00 |
| B | IIE - Hoover Level B Server Room Improvements - DDC Controls | Craig D. | 0.00 | \$21,861.45 | \$21,861.45 | \$21,861.45 | \$21,861.45 | \$0.00 | \$0.00 | \$0.00 |
| C | IIE - Hoover Level B - Server Farm Improvements - Generator Upgrades | Craig D. | 0.00 | \$25,126.45 | \$25,126.45 | \$25,126.45 | \$25,126.45 | \$0.00 | \$0.00 | \$0.00 |
| D | Hoover Level B - Server Farm Improvements - Design Services | Craig D. | 0.00 | \$248,333.61 | \$248,333.61 | \$250,392.40 | \$226,579.04 | \$23,813.36 | \$2,058.59 | (120.47) |
| 1206.03 | Hoover Level B - Server Farm Improvements - New Generator | Craig D. | 0.00 | \$512,233.72 | \$512,233.72 | 512,354.19 | 512,354.19 | 0.00 | 0.00 | 0.22 |
| 1206.04 | Hoover Level B - Server Farm Improvements - Chilled Water System | Craig D. | 0.00 | 499,400.99 | \$499,400.99 | 499,400.77 | 39,289.80 | 460,110.97 | \$30,567.15 | 0.00 |
| 1206.05 | Hoover Level B - Server Farm Improvements - Renovation | Craig D. | 0.00 | \$1,000,000.00 | \$1,000,000.00 | \$961,432.85 | \$2,432.85 | \$959,000.00 | \$30,567.15 | 0.00 |
| 1206.06 | IIE - JHQ (STARC Amory) - Expanded Server Farm Build-Out for DAS-IIE | Craig D. | 0.00 | 1,182,003.07 | \$1,182,003.07 | 1,182,871.96 | 1,127,919.29 | 54,952.67 | (868.89) | 0.00 |
| Major Maintenance Totals | | | | | | | | | | |
| | | | 10,375,925.14 | 5,009,648.45 | 15,385,574.09 | 13,770,781.75 | 11,650,042.02 | 2,120,739.73 | 1,614,792.34 | 0.00 |

DAS - GENERAL SERVICES
RECAP of FYC APPROPRIATION
MAJOR MAINTENANCE
As of November 30, 2005

| PROJECT NUMBER | PROJECT TITLE | Project Mgr. | Vertical Infrastructure Project Allocation | Additional Funds | Total Project Budget | Contracted Amount | Expended Amount | Encumbered Not Expended | Not Encumbered |
|----------------|---------------|--------------|---|------------------|-------------------------|----------------------|-----------------|----------------------------|-------------------|
|----------------|---------------|--------------|---|------------------|-------------------------|----------------------|-----------------|----------------------------|-------------------|

Statewide Monument Repair and Maintenance Projects

| | | | | | | | | | |
|---|---|--------|-----------|--|-------------|-------------|-------------|--------|--------|
| 1 | 1945.03 Capitol Complex - Monument Conservation & Restoration - Phase 2 | Sam S. | 21,989.50 | | \$21,989.50 | \$21,989.50 | \$21,989.50 | \$0.00 | \$0.00 |
| 2 | 1945.04 Capitol Complex - Monument Conservation & Restoration - Phase 3 | Sam S. | 28,010.50 | | \$28,010.50 | \$28,010.50 | \$28,010.50 | \$0.00 | \$0.00 |
| 3 | | | | | | | | | |

Statewide Monument Repair and Maintenance Projects Total

| | | | | | | | | | |
|--|--|--|-----------|------|-----------|-----------|-----------|------|------|
| | | | 50,000.00 | 0.00 | 50,000.00 | 50,000.00 | 50,000.00 | 0.00 | 0.00 |
|--|--|--|-----------|------|-----------|-----------|-----------|------|------|

Enterprise Wide ADA Coordination

| | | | | | | | | | |
|---|---|---------|-----------|--|-------------|-------------|-------------|-------------|------------|
| 1 | 3102.01 DHS - Cherokee - Exterior Ramp (Elevator) Construction - Materials & Installation | Dave A. | 84,772.25 | | \$84,772.25 | \$84,117.46 | \$79,476.21 | \$4,641.25 | \$654.79 |
| 2 | 3139.01 DHS - Cherokee - Exterior Ramp (Elevator) for Ginzberg | Dave A. | 90,254.21 | | \$90,254.21 | \$89,478.96 | \$84,837.73 | \$4,641.23 | \$775.25 |
| 3 | 2088.01 DOC - Restroom Renovations Oakdale Main Bldg Central Unit #2 | John I. | 4,750.00 | | \$4,750.00 | \$4,750.00 | \$0.00 | \$4,750.00 | \$0.00 |
| 4 | 1201.02 GSE - Capitol West Mail Handrails Phase 12A | John N. | 95,700.00 | | \$95,700.00 | \$92,455.27 | \$6,313.77 | \$86,141.50 | \$3,244.73 |
| 5 | | | 0.00 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

Enterprise Wide ADA Coordination Totals

| | | | | | | | | | |
|--|--|--|------------|------|------------|------------|------------|------------|----------|
| | | | 275,476.46 | 0.00 | 275,476.46 | 270,801.69 | 170,627.71 | 100,173.98 | 4,674.77 |
|--|--|--|------------|------|------------|------------|------------|------------|----------|

Grand Totals

| | | | | | | | | | |
|--|--|--|---------------|--------------|---------------|---------------|---------------|--------------|--------------|
| | | | 11,480,964.98 | 5,009,648.45 | 16,490,613.93 | 14,646,623.28 | 12,425,709.57 | 2,220,913.71 | 1,843,990.65 |
|--|--|--|---------------|--------------|---------------|---------------|---------------|--------------|--------------|

Key to Project Status

F Finished

Fiscal Year 2005

***Major Maintenance Projects
Status Report***

DAS - GENERAL SERVICES ENTERPRISE
RECAP of FY05 MAINTENANCE
As of November 30, 2005

| PROJECT NUMBER | PROJECT TITLE | Project Mgr. | Vertical Infrastructure Project Allocation | Additional Funds | Total Project Budget | Contracted Amount | Expended Amount | Encumbered Not Expended | Not Encumbered |
|----------------|---------------|--------------|--|------------------|----------------------|-------------------|-----------------|-------------------------|----------------|
|----------------|---------------|--------------|--|------------------|----------------------|-------------------|-----------------|-------------------------|----------------|

Total Appropriation \$4,300,000.00

| | |
|---|--------------|
| Sales Tax Refunds | 0.00 |
| Total Appropriation & Sales Tax Refunds | 4,300,000.00 |
| Less: Total Assigned | 4,297,860.08 |
| Total Unassigned / Unallocated | 2,139.92 |

| | | | | | | | | | |
|-----|---------|---|---------|------------|--------------|--------------|--------|--------|-------------|
| n/a | 9998.05 | DGS Project Management Supplement | Dean I. | 375,000.00 | \$375,000.00 | \$375,000.00 | \$0.00 | \$0.00 | \$0.00 |
| n/a | 9997.05 | Vertical Infrastructure Program Support | Dean I. | 200,000.00 | \$186,333.41 | \$186,333.41 | \$0.00 | \$0.00 | \$13,666.59 |
| | | Statewide Monument Repair and | | | | | | | |
| | 9996.05 | Maintenance Projects - TOTALS | Sam S. | 49,879.46 | 49,879.46 | 49,879.46 | 0.00 | 0.00 | \$0.00 |
| | 9999.07 | Enterprise Wide ADA Coordination - TOTALS | Dean I. | 172,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

Major Maintenance Projects

| | | | | | | | | | |
|--|---------|---|----------|--------------|--------------|--------------|--------------|-------------|-------------|
| | 0017.05 | Major Maintenance Project Management Services MMFY2005-0017 (R295) | Dean I. | \$6,000.00 | \$3,930.01 | \$3,930.01 | \$0.00 | \$0.00 | \$2,069.99 |
| | 1229.00 | GSE - Carriage House Conceptual Planning | Dean I. | \$2,000.00 | \$15,390.00 | \$4,030.09 | \$0.00 | \$0.00 | \$11,359.91 |
| | 1222.00 | GSE - Lucas - Secretary of State Computer Room Air Conditioning | Craig D. | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | 2065.03 | DOC - Anamosa Electrical System Upgrade - Phase 3 | Craig D. | \$816,279.00 | \$816,240.26 | \$802,274.07 | \$13,966.19 | \$0.00 | \$38.74 |
| | 2085.02 | DOC - Fort Madison Electrical System Upgrade - Phase 3 | Craig D. | \$846,321.00 | \$844,589.06 | \$730,526.06 | \$114,063.00 | \$0.00 | \$1,731.94 |
| | 2091.02 | DOC - Oakdale Building Life Safety Systems Upgrade - Phase 3 (Note: \$765,000 Allocation Pending Availability of Funds) | Craig D. | \$200,000.00 | \$122,857.50 | \$77,800.50 | \$45,057.00 | \$0.00 | \$77,142.50 |
| | 2095.03 | DOC - Iowa State Penitentiary Industries Building Structural Repair-Construction | Craig D. | \$467,000.00 | \$462,986.21 | \$457,062.93 | \$5,923.28 | \$0.00 | \$4,013.79 |
| | 3124.02 | DHS - Woodward Campus Fire and Life Safety Systems Upgrade - Phase 2 | Craig D. | \$861,793.92 | \$861,793.89 | \$608,764.86 | \$253,029.03 | \$0.00 | \$0.00 |
| | 3125.02 | DHS - Mt Pleasant 18 & 20 Buildings Window Replacement | Dave U. | 185,556.00 | \$185,044.00 | \$160,263.25 | \$24,780.75 | \$0.00 | \$512.00 |
| | 5124.00 | DCA - Iowa City - Plumbing Replacement | Gary F. | 71,250.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$71,250.00 |
| | 5416.00 | DPS - Des Moines Fleet & Supply Sewer Connection | Dave U. | 40,000.00 | \$40,000.00 | \$24,089.61 | \$8,564.11 | \$15,525.50 | \$15,910.39 |

DAS - GENERAL SERVICES ENTERPRISE
 RECAP of FY05 MAINTENANCE
 As of November 30, 2005

| PROJECT NUMBER | PROJECT TITLE | Project Mgr. | Vertical Infrastructure Project Allocation | Additional Funds | Total Project Budget | Contracted Amount | Expended Amount | Encumbered Not Expended | Not Encumbered |
|---------------------------------------|--|---------------|--|------------------|----------------------|-------------------|-----------------|-------------------------|----------------|
| | IWD - Electrical System Improvements - | | | | | | | | |
| F 5703.04 | Temporary Generator | Dave U. | 180.70 | 0.00 | \$180.70 | \$180.70 | \$180.70 | \$0.00 | \$0.00 |
| | IWD - UPS Battery Cooling @ 1000 East | | | | | | | | |
| 5716.00 | Grand Avenue | Craig D. | 4,600.00 | | \$4,600.00 | \$4,600.00 | \$4,600.00 | \$0.00 | \$0.00 |
| | | | | | | \$0.00 | | | |
| | | | | | | \$0.00 | | | |
| Major Maintenance Totals | | | | | | | | | |
| | | | 3,500,980.62 | 13,390.00 | 3,514,370.62 | 3,330,341.33 | 2,857,996.58 | 543,594.75 | 184,029.29 |
| | Monument Repair Projects | | | | | | | | |
| | | \$ 49,879.46 | | | | | | | |
| | GSE - Capitol Complex - Monument | | | | | | | | |
| F 1945.05 | Conservation & Restoration - Phase 3 | Sam S | 49,879.46 | | \$49,879.46 | \$49,879.46 | \$49,879.46 | \$0.00 | \$0.00 |
| | | | | | | | | | |
| | | | | | | | | | |
| Monument Repair Project Totals | | | | | | | | | |
| | | | 0.00 | | 49,879.46 | 49,879.46 | 49,879.46 | 0.00 | 0.00 |
| | ADA Projects | | | | | | | | |
| | | \$ 172,000.00 | | | | | | | |
| | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| ADA Project Totals | | | | | | | | | |
| | | | 0.00 | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Grand Totals | | | | | | | | | |
| | | | 4,297,860.08 | 13,390.00 | 4,139,250.08 | 3,941,554.20 | 3,469,209.45 | 543,594.75 | 197,695.88 |

Key to Project Status
 F Finished

Fiscal Year 2006

***Major Maintenance Projects
Status Report***

Department of Administrative Services
 FY06 Major Maintenance - Appropriation R52
 Financial
 As of November 30, 2005

| Rank | Status | PROJECT NUMBER | PROJECT TITLE | Project Mgr. | Vertical Infrastructure Project Allocation | Additional Funds | Total Project Budget | Contracted Amount | Expended Amount | Encumbered Not Expended | Not Encumbered |
|---------|--------|----------------|---|--------------|--|------------------|----------------------|-------------------|-----------------|-------------------------|----------------|
| | | | Total Appropriation \$291,891.00 | 291,891.00 | | | | | | | |
| | | | Sales Tax Refunds | | 0.00 | | | | | | |
| | | | Total Appropriation & Sales Tax Refunds | | 291,891.00 | | | | | | |
| | | | Less: Total Assigned | | 277,451.50 | | | | | | |
| | | | Total Unassigned / Unallocated | | 14,439.50 | | | | | | |
| n/a | | xxxx.xx | DGS Project Management Supplement | Dean I. | 0.00 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| xxxx.xx | | xxxx.xx | Vertical Infrastructure Program Support | Dean I. | 0.00 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| xxxx.xx | | xxxx.xx | Statewide Monument Repair and Maintenance Projects - TOTALS | Sam S. | 0.00 | 0.00 | \$0.00 | 0.00 | 0.00 | 0.00 | \$0.00 |
| xxxx.xx | | xxxx.xx | Enterprise Wide ADA Coordination - TOTALS | Dean I. | 0.00 | 0.00 | \$0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

Major Maintenance Projects

| | | | | | | | | |
|---------|--|----------|--------------|--------------|-------------|-------------|-------------|--------------|
| 0017.06 | Major Maintenance Project Management | Dean I. | 1,000.00 | \$1,000.00 | \$975.74 | \$975.74 | \$0.00 | \$24.26 |
| 1230.00 | ME - Grimes Basement. Print Services | Craig D. | 1,701.50 | 1,701.50 | 1,701.50 | 1,701.50 | 0.00 | 0.00 |
| 1231.00 | GSE - Capitol Complex Maintenance Salt and Sand Storage Facility | Dave U. | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2036.02 | DOC - Anamosa - Dietary Facility | Dave U. | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2095.04 | DOC - Iowa State Penitentiary Industries Building Structural Repair | Craig D. | \$274,750.00 | \$274,750.00 | \$52,176.21 | \$35,809.96 | \$16,366.25 | \$222,573.79 |
| 5655.00 | IVH - Vets Home Little Soldiers' Field Sidewalk | Gary F. | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 5713.00 | IWD - Workforce Development Generator Installation - 150 Des Moines Street | Craig D. | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | \$0.00 | \$0.00 | | | |
| | | | | \$0.00 | | | | |

Major Maintenance Totals

| | | | | | | | | | |
|--|--|--|------------|------|------------|-----------|-----------|-----------|------------|
| | | | 277,451.50 | 0.00 | 277,451.50 | 54,853.45 | 38,487.20 | 16,366.25 | 222,598.05 |
|--|--|--|------------|------|------------|-----------|-----------|-----------|------------|

Monument Repair Projects

| | | | | | | | | | |
|---------|--|--|------|--------|--------|--------|--------|--------|--------|
| xxxx.xx | | | 0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
|---------|--|--|------|--------|--------|--------|--------|--------|--------|

Acct Codes 0017-335-R526
 Reversion June 30, 2009

12/15/2005

Department of Administrative Services
FY06 Major Maintenance Appropriation 022T
Financial
As of November 30, 2005

| PROJECT NUMBER | PROJECT TITLE | Project Mgr. | Vertical Infrastructure Project Allocation | Additional Funds | Total Project Budget | Contracted Amount | Expended Amount | Encumbered Not Expended | Not Encumbered |
|-------------------|--|--------------|--|---------------------|-------------------------|----------------------|--------------------|----------------------------|-------------------|
| n/a | Total Appropriation \$5,623,200.00 Sales Tax Refunds Total Appropriation & Sales Tax Refunds Less: Total Assigned Total Unassigned / Unallocated | 5,623,200.00 | 0.00 5,623,200.00 2,255,123.00 3,368,077.00 | | | | | | |
| 9997.06 | DGS Project Management Supplement | Dean I. | 0.00 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | Vertical Infrastructure Program Support | Dean I. | 200,000.00 | | \$200,000.00 | \$35,527.51 | \$35,527.51 | \$0.00 | \$164,472.49 |
| xxxx.xx | Statewide Monument Repair and Maintenance Projects - TOTALS | Sam S. | 0.00 | 0.00 | \$0.00 | 0.00 | 0.00 | 0.00 | \$0.00 |
| xxxx.xx | Enterprise Wide ADA Coordination - TOTALS | Dean I. | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

Major Maintenance Projects

| | | | | | | | | | |
|---------|--|----------|--------------|--|--------------|--------------|-------------|--------------|--------------|
| 0099.06 | Major Maintenance Project Management Services MMFY2006-0099 (022T) | Dean I. | \$8,000.00 | | \$8,000.00 | \$7,959.40 | \$7,959.40 | \$0.00 | \$40.60 |
| 2091.03 | DHS - Oakdale Building Life Safety Systems Upgrade Phase 4 | Craig D. | \$750,000.00 | | \$750,000.00 | \$563,120.99 | \$782.99 | \$562,338.00 | \$186,879.01 |
| 3041.03 | DHS - Independence - Witte Building Tuckpointing - Phase 4 | Gary F. | \$125,000.00 | | \$125,000.00 | \$1,204.60 | \$1,204.60 | \$0.00 | \$123,795.40 |
| 3111.02 | DHS-Glenwood Underground Utilities Tunnel Abatement & Repairs | Dean I. | \$280,000.00 | | \$280,000.00 | \$79,020.00 | \$0.00 | \$79,020.00 | \$200,980.00 |
| 3126.02 | DHS - Independence - Reynolds Building Tuckpointing - Phase 2 | Gary F. | \$125,000.00 | | \$125,000.00 | \$1,204.60 | \$1,204.60 | \$0.00 | \$123,795.40 |
| 3134.01 | DHS - Cherokee - Sewage & Water Line Replacement | Sam S. | \$300,000.00 | | \$300,000.00 | \$48,000.00 | \$3,700.80 | \$44,299.20 | \$252,000.00 |
| 3143.01 | DHS - Toledo Roof Repairs - Skow Cottage and Hoover School - Construction | Dean I. | \$90,000.00 | | \$90,000.00 | \$82,992.00 | \$74,900.28 | \$8,091.72 | \$7,008.00 |
| 5113.02 | GSE - Historical Bldg. Repair, Replace, Re- caulk Exterior | Dave U. | \$151,500.00 | | \$151,500.00 | \$602.31 | \$602.31 | \$0.00 | \$150,897.69 |
| 5313.02 | ILEA - Maintenance Roof Replacement | Dave U. | \$60,000.00 | | \$60,000.00 | \$210.81 | \$210.81 | \$0.00 | \$59,789.19 |
| 5413.01 | DPS - District 3 Council Bluffs - Repair Water Infiltration/ Improve Drains | Dave U. | \$28,325.00 | | \$28,325.00 | \$3,862.80 | \$3,365.80 | \$497.00 | \$24,462.20 |
| 5614.01 | Vets Home - Replace Nurse Call Systems (6 units) & Upgrade Facility Overhead Paving System | Gary F. | \$291,934.00 | | \$291,934.00 | \$231,936.19 | \$0.00 | \$231,936.19 | \$59,997.81 |
| 5810.00 | Alcoholic Beverages Warehouse Structural WII Analysis | Dave U. | \$5,000.00 | | \$5,000.00 | \$2,500.00 | \$0.00 | \$2,500.00 | \$2,500.00 |
| 5904.00 | IPTV - Headquarters Stairway/main Entryway Replacement | Dave U. | \$40,364.00 | | \$40,364.00 | \$2,245.67 | \$2,231.39 | \$14.28 | \$38,118.33 |

Department of Administrative Services
 FY06 Major Maintenance Appropriation 022T
 Financial
 As of November 30, 2005

| | | | | | | | |
|--------------------------|--------------|------|--------------|--------------|-----------|------------|--------------|
| Major Maintenance Totals | 2,255,123.00 | 0.00 | 2,255,123.00 | 1,024,859.37 | 96,162.98 | 928,696.39 | 1,230,263.63 |
|--------------------------|--------------|------|--------------|--------------|-----------|------------|--------------|

Department of Administrative Services
 FY06 Major Maintenance Appropriation 022T
 Financial
 As of November 30, 2005

| Monument Repair Projects | | \$ | | | | |
|--------------------------------|------|--------------|--------|--------------|--------------|------------------------------------|
| xxxx.xx | 0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| | | | | | | |
| Monument Repair Project Totals | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | | | | | | |
| ADA Projects | | \$ | | | | |
| xxxx.xx | 0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| ADA Project Totals | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | | | | | | |
| Grand Totals | | 2,255,123.00 | 0.00 | 2,255,123.00 | 1,024,859.37 | 131,690.49 928,696.39 1,230,263.63 |

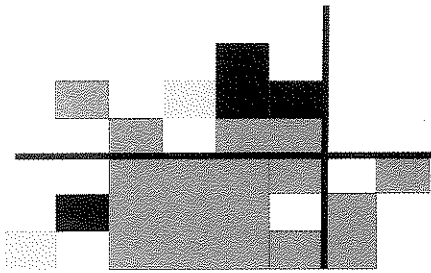
Key to Project Status
 F Finished

Department of Administrative Services
FY06 Major Maintenance Appropriation 31R
Financial
As of November 30, 2005

| Rank | PROJECT NUMBER | Status | PROJECT TITLE | Project Mgr. | Vertical Infrastructure Project Allocation | Additional Funds | Total Project Budget | Contracted Amount | Expended Amount | Encumbered Not Expended | Not Encumbered |
|-----------------------------------|----------------|--------|--|--------------|--|------------------|----------------------|-------------------|-----------------|-------------------------|----------------|
| | | | Total Appropriation \$3,000,000.00 | 3,000,000.00 | | | | | | | |
| | | | Sales Tax Refunds | | 0.00 | | | | | | |
| | | | Total Appropriation & Sales Tax Refunds | | 3,000,000.00 | | | | | | |
| | | | Less: Total Assigned | | 3,002,000.00 | | | | | | |
| | | | Total Unassigned/Unallocated | | 2,000.00 | | | | | | |
| n/a | xxxx xx | | DGS Project Management Supplement | Dean I. | 0.00 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | xxxx xx | | Vertical Infrastructure Program Support | Dean I. | 0.00 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2,000.00 |
| | xxxx xx | | Statewide Monument Repair and Maintenance Projects - TOTALS | Sam S. | 0.00 | 0.00 | \$0.00 | 0.00 | 0.00 | 0.00 | \$0.00 |
| | xxxx xx | | Enterprise Wide ADA Coordination - TOTALS | Dean I. | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Major Maintenance Projects | | | | | | | | | | | |
| | 0198.06 | | Major Maintenance Project Management Services MMFY2006-0198 (31R6) | Dean I. | \$2,000.00 | | \$2,000.00 | \$1,818.94 | \$0.00 | \$0.00 | \$181.06 |
| 1 | 2065.04 | | DOC - Anamosa Electrical System Upgrade Phase 4 | Craig D | \$1,500,000.00 | | \$1,500,000.00 | \$180.69 | \$0.00 | \$0.00 | \$1,499,819.31 |
| 2 | 2085.03 | | DOC - Fort Madison Electrical System Upgrade Phase 4 | Craig D | \$1,500,000.00 | | \$1,500,000.00 | \$278,727.82 | \$1,156,410.00 | \$0.00 | \$64,862.18 |
| 3 | xxxx xx | | | | \$0.00 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | | \$0.00 | \$0.00 | | | |
| | | | | | | | \$0.00 | \$0.00 | | | |
| Major Maintenance Totals | | | | | | | | | | | |
| | | | | | 3,002,000.00 | 0.00 | 3,002,000.00 | 1,437,137.45 | 280,727.45 | 1,156,410.00 | 1,564,862.55 |

As of November 30, 2005

Key to Project Status
F Finished



Iowa
Vertical
Infrastructure
Advisory
Committee

Seventh Annual Report to Governor Vilsack
December 23, 2005

TAB 3:

FY2007 Capital Project Request Recommendations



IOWA VERTICAL INFRASTRUCTURE ADVISORY COMMITTEE

Thomas J. Vilsack, GOVERNOR

Sally J. Pederson, LT. GOVERNOR

November 21, 2005

Members

Dennis Bennett
Norwalk

Tom Gillespie
Des Moines

Les Holland
Ames

Mary Krier
Ollie

Daniel Prymek
Des Moines

Charese Yanney
Sioux City

Staff

Mollie Anderson, Director
Department of
Administrative Services

Paul Carlson, Chief
Operating Officer,
General Services
Enterprise, Department of
Administrative Services

Dean Ibsen, Administrator
Design and Construction
Division, General
Services Enterprise,
Department of
Administrative Services

Mark Johnson, Legislative
Liaison, Department of
Administrative Services

David Fardal, Liaison
Department of
Management

Governor Thomas J. Vilsack
Governor's Office
Capitol Building
L - O - C - A - L

Re: FY2007 Capital Project Request Recommendations

Dear Governor Vilsack:

Enclosed for your review are the recommendations of the Vertical Infrastructure Advisory Committee on capital requests for Fiscal Year 2007. The committee reviewed requests received by the Department of Management from state agencies, and has based our rankings, outlined in the attached report, on our priorities of protecting the health and safety of Iowans living and working in state-owned facilities.

We are eager to see these projects move forward.

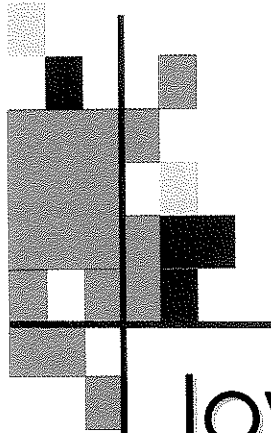
Respectfully submitted,

Vertical Infrastructure Advisory Committee

Dennis Bennett, Norwalk
Tom Gillespie, Des Moines
Les Holland, Ames
Mary Krier, Ollie
Dan Prymek, Indianola
Charese Yanney, Sioux City

Enclosed: FY2007 Capital Project Requests and Recommended
Rankings Report by the Vertical Infrastructure Advisory Committee

Cc: Michael Tramontina, Department of Management
Mollie Anderson, Department of Administrative Services
Paul Carlson, Department of Administrative Services, General
Services Enterprise



Iowa
Vertical
Infrastructure
Advisory
Committee

FY2007 Capital Project Request Recommendations

November 21, 2005

FY2007 Capital Project Request Recommendations

The Vertical Infrastructure Advisory Committee met on October 24 and November 10 to discuss capital requests submitted by state agencies to the Department of Management. Specifically, we were interested in those projects and agencies for which the Department of Administrative Services provides support and for which our committee can offer advice and recommendations.

The committee has spent time during the year following a plan of action that calls for communicating the need for maintenance and soliciting support from state agencies and community organizations. We are extremely pleased with the four years of funding appropriated for major maintenance and have developed an implementation plan for all major maintenance projects that were submitted to the committee for review in May. Last year, faced with limited major maintenance funding, we discussed proposing a one-year moratorium on new building construction or new building additions. This proposal received only brief consideration from the committee as our recommendations were developed. We agreed then that replacement of existing facilities with new construction is one way to effectively reduce the backlog. Our recommendations this year reflect an understanding that repairing old buildings is not always the best solution for addressing the state's infrastructure needs and include proposals for repair, renovation, additions and new construction.

As in previous years, these recommendations are based upon the priorities we have outlined in our Strategic Plan and our goals of providing dedicated funding for major maintenance and routine maintenance. Our top priorities are those projects that have a direct impact upon the health and safety of Iowans living and working at state-owned facilities. Since agencies are no longer required to submit five-year plans, we are addressing FY2007 requests primarily, and have provided five-year plan information as it is available.

Review Process

As part of our review process, we asked representatives of agencies with capital needs to provide brief presentations on their project requests. We focused on the needs as they relate to the mission of the committee and our strategic plan.

Our review specifically excluded requests from the Departments of Public Defense, Natural Resources and Transportation and requests from the Board of Regents. We have also specifically excluded any requests from the Department of Education for local schools and community colleges. These requests, we believe, are outside the scope of our work.

Our general priorities for the funding of building repairs, replacement and new construction are as follows:

1. Health, life safety and emergency repairs,
2. On-going projects,
3. Non-emergency repairs necessary to prevent further building deterioration,
4. Renovation projects,
5. Building replacement, and
6. New construction.

During our meetings, we classified the submitted project requests as either:

1. **Appropriated Capital Requests**—Capital requests for which FY2007 funding is in place. We have not ranked these projects other than to recommend that you first support retaining this funding.
2. **Capital Requests for Work Underway**—New funding is required for a few projects that are already underway or for which commitments have already been made. These have not been ranked but we support new funding.
3. **New Capital Requests**—We have focused our review on these projects and have prioritized them in categories
 - i. Projects that are directly related to life, health and safety issues, next ranking projects;
 - ii. Major including new construction and major maintenance projects that include a combination of life, health and safety issues as well as functional and aesthetic improvements;
 - iii. Improvement projects that are primarily intended to improve operational and functional needs; and
 - iv. Projects that are primarily aesthetic but that express our pride in the State's assets and promote our facilities as great places to visit.
4. **Capital-Other**—Capital requests for projects outside the scope of the committee's focus have not been ranked.
5. **Major Maintenance**—The Department of Corrections and the Iowa Veterans Home provided information to the committee on major maintenance needs. These requests are just two examples of the need for on-going and continued support for the major maintenance funds that have been committed through FY2009. We will ask these agencies to prioritize and submit these requests for further consideration in May, along with other major maintenance requests.

Funding Recommendations

The attached spreadsheet summarizes the capital requests, our proposed rankings, and a proposed funding plan for FY2007 through FY2011. In several cases, project requests include plans for private or other funding sources. In other cases, project requests have included phased planning options. Those options have been included in the analysis. In a few cases, routine maintenance funding, for example, we have taken the liberty of including funding assumptions based on our own recommendations, even though the funding has not yet been requested.

Summary

This report and the attached spreadsheet provide you with a summary of our ranked projects, and a brief synopsis of all project requests. We will be happy to provide additional information or respond to any questions you may have regarding our recommendations and we hope they will be helpful to you as you prepare your FY2007 program and budget recommendations.

Respectfully submitted,

Vertical Infrastructure Advisory Committee

Dennis Bennett, Norwalk
Tom Gillespie, Des Moines
Les Holland, Ames
Mary Krier, Ollie
Dan Prymek, Indianola
Charese Yanney, Sioux City

Attachment A: FY2007 Capital Project Requests and Recommended Rankings by
Vertical Infrastructure Advisory Committee

Attachment B: FY2006 through FY2009 Major Maintenance Project Funding Plan

Attachment A

Evaluation of FY2007 Capital Requests and Proposed 5-Year Plan

November 28, 2005

| Rank | Type | Agency | Ag'y Rank | Offer Name - Offer Description | Request | FY2006 | FY2007 | Other Funds | FY2008 | FY2009 | FY2010 | FY2011 |
|---------|-----------------|-------------------------|-----------|---|--------------|--------------|--------------|-------------|--------------|--------------|--------------|--------------|
| 01-2007 | Approp. | Administrative Services | 3 | GSE/Statewide Major Maintenance - This service offering corrects major maintenance, health/safety/loss of use and American Disability Act, deficiencies at the Capitol Complex and statewide for all agencies except Department of Transportation, Department of Natural Resources, Department of Public Defense, Regents Institutions and Iowa Public Employees Retirement System. | \$10,000,000 | \$8,915,091 | \$10,000,000 | | \$40,000,000 | \$40,000,000 | \$40,000,000 | \$40,000,000 |
| 01-2007 | Approp. | Administrative Services | 4 | GSE/FY2007 Funding for Renovation of Records and Property Center - Provide for complete renovation of the Records and Property Center for relocation of the Department of Public Safety from the Wallace Building. | \$1,200,000 | | \$2,200,000 | | | | | |
| 01-2007 | Approp. | Corrections | 2 | Anamosa Food Service - Capitals request to fund the Anamosa Food Service improvement project. The institution prepares 4,500 meals per day. After many years of excess use, the food service area requires significant renovation. The original kitchen layout and deteriorated condition of the current facility prevents dietary operations from meeting several regulatory agency requirements. | \$1,840,000 | | | | | | | |
| 01-2007 | Approp. | Corrections | 3 | Fort Dodge Residential Facility - Fort Dodge Residential Facility Capitals request to fund relocation and expansion of the Fort Dodge Residential Facility. Residential and Administrative facility lacks adequate security and safety for staff and offenders. State correctional system demands expansion of the 35-bed to 50-bed facility. | \$1,400,000 | \$1,540,000 | \$1,840,000 | | | | | |
| 01-2007 | Approp. | Human Services | 1 | Iowa Juvenile Home Power House and Associated Equipment Capital Request - Continuation of project started in FY 2006 to replace the existing powerhouse and all associated equipment. Because of concerns about the reliability of the existing steam system, the Power House and associated equipment must be replaced before the 2006-2007 heating season arrives. Note: Funding in FY 2006 for this project is \$1,311,000. The project is being coordinated with Energy Management Improvements (window and door replacement, exterior wall insulation installation, faucet and lighting upgrades, and cooler and freezer replacement) that are financed with a loan from SIFIC. | \$1,375,000 | \$50,000 | \$1,400,000 | | \$2,450,000 | | | |
| N/A | 01-2007 Approp. | Iowa Public Television | 3 | 2004 Iowa Acts Appropriation for Digital Television Conversion - \$2,300,000 has been appropriated from the rebuild Iowa infrastructure fund in FY 2006-2007 for costs of installation of digital and analog television for Iowa public television facilities. | \$2,300,000 | \$1,161,045 | \$1,521,045 | | | | | |
| 01-2007 | Approp. Total | | | | \$19,115,000 | \$13,666,136 | \$19,261,045 | \$6,276,715 | \$42,450,000 | \$40,000,000 | \$40,000,000 | \$40,000,000 |

Attachment A

Evaluation of FY2007 Capital Requests and Proposed 5-Year Plan

November 28, 2005

| Rank | Type | Agency | Ag'y Rank | Offer Name - Offer Description | Request | FY2006 | FY2007 | Other Funds | FY2008 | FY2009 | FY2010 | FY2011 |
|---------------------------|-------------------|----------------------------|-----------|---|--------------------|--------------------|--------------------|--------------|------------------|--------------|--------------|--------------|
| N/A | 02-Under Way | Corrections | | 1 Iowa State Penitentiary—Electrical Lease - ISP Electrical Lease Payment to Alliant Energy (funding for the 6th year of a 7-year annual cost agreement. Alliant Utilities Study reviewed the electrical primary distribution system and found failure was likely to occur in the near future due to age and quality of the system. The upgrade was made under a lease/purchase agreement for a total of seven years. | \$333,168 | \$333,168 | \$333,168 | | \$333,168 | \$0 | \$0 | \$0 |
| N/A | 02-Under Way | Corrections | 4 | Davenport Residential Center and District Offices - Construct a new facility for the Residential and District Offices that will accommodate the relocation and expansion. Long-term lease is ending. Existing building has extensive long-term building code, air quality and maintenance problems. The State correctional system demands expansion of 85-bed residential facility to 120-beds. | \$3,750,000 | \$3,750,000 | \$3,750,000 | | \$333,168 | \$0 | \$0 | \$0 |
| 02-Under Way Total | | | | | \$4,083,168 | \$4,083,168 | \$4,083,168 | \$0 | \$333,168 | \$0 | \$0 | \$0 |
| 1-01 | 03-Ranked Request | Administrative Services | | 5 GSE/Statewide Routine Maintenance - Provide routine, recurring and preventive maintenance for state owned facilities throughout the state for all agencies except Department of Transportation, Department of Natural Resources, Department of Public Defense, Regent Institutions and Iowa Public Employees' Retirement System and Iowa Lottery. | \$20,000,000 | \$4,083,168 | \$4,083,168 | \$0 | \$333,168 | \$0 | \$0 | \$0 |
| 1-02 | 03-Ranked Request | Human Services | 2 | Woodward Resource Center Wastewater Treatment Plant Capital Request - Replace the 70-year old wastewater treatment plant at the Woodward Resource Center. The offer permits the facility to comply with health and safety standards issued by the state Department of Natural Resources (DNR) for wastewater treatment plants. The current plant is not in compliance with these standards and has received citations from the DNR. Temporary improvements are underway but will only last for a few years. Non-compliance with the standards could result in a fine from the DNR and action to close the wastewater treatment operation, forcing the closure of the facility. The wastewater treatment plant serves the approximately 500 dependent residents and 760 staff who support these residents. | \$2,443,000 | \$2,000,000 | \$20,000,000 | \$20,000,000 | \$20,000,000 | \$20,000,000 | \$20,000,000 | \$20,000,000 |
| 1-03 | 03-Ranked Request | Iowa Workforce Development | 19 | IWD/GSE Renovation of 1000 E. Grand for Asbestos Abatement - Asbestos abatement and related building renovation work, including design services for the entire Iowa Workforce Development Building at 1000 E. Grand. | \$15,000,000 | | | | | | | |
| 1-04 | 03-Ranked Request | Administrative Services | 12 | GSE/Complex Pedestrian/Utility Tunnel Repairs - This service offering is to provide planning, design and repairs to all of the pedestrian and utility tunnels on the Capitol Complex. The project funding will be part of a five year plan to address the badly needed repairs. | \$26,546,000 | | | | | \$7,500,000 | | |
| | | | | | | \$5,309,200 | \$5,309,200 | \$5,309,200 | \$5,309,200 | \$5,309,200 | \$5,309,200 | \$5,309,200 |

Attachment A

Evaluation of FY2007 Capital Requests and Proposed 5-Year Plan

November 28, 2005

| Rank | Type | Agency | Ag'y Rank | Offer Name - Offer Description | Request | FY2006 | FY2007 | Other Funds | FY2008 | FY2009 | FY2010 | FY2011 |
|------|-------------------|-------------------------|-----------|--|-------------|-------------|-------------|-------------|--------------|--------------|--------------|-------------|
| 1-05 | 03-Ranked Request | Administrative Services | 8 | GSE/Capitol Complex Electrical Distribution System Upgrade - Provide for continued repair, replacement and upgrades to the primary distribution system for the Capitol Complex, including replacement and relocation of transformers in the Capitol building, full generation for the Capitol Complex and specific generation improvements for Public Health and Information Technology. Work is being phased to initially meet the needs of Public Health and Information Technology, and that work has been funded and is nearing completion. When the project is complete, the entire primary loop system will be replaced or upgraded and the complex will have full back-up generation. | \$7,202,600 | | | | | | | |
| 2-01 | 03-Ranked Request | Human Services | 3 | Iowa Juvenile Home New Education & Infirmary Building Capital Request - Construct a new school/infirmary building at the Iowa Juvenile Home; renovate existing school building; demolish old infirmary and Wilson Cottage. The construction will provide substantially increased space for vocational instruction and training, provide a science lab to be used in conjunction with academic classes, and build a modern gym. The construction will also allow the infirmary to be moved from its present outdated and inefficient space into the basement of the new building. Note: the cost of the new vocational education/infirmary building is \$5,220,168. Related work (primarily related to upgrading the campus security systems) is \$950,000. The existing school building will be renovated, including asbestos abatement, at a cost of \$1,560,500. The existing infirmary and the unused Wilson Cottage will be demolished at a cost of \$400,000. | \$8,131,000 | \$1,843,878 | \$1,631,800 | \$509,800 | \$1,837,000 | \$1,604,000 | \$1,620,000 | |
| 2-02 | 03-Ranked Request | Administrative Services | 6 | GSE/Wallace Building Renovation or Replacement Planning - Provide initial programming and design for renovation or replacement of the Wallace State Office Building, including planning for relocation of the occupants, associated lease costs and demolition of the building. An evaluation and analysis of the building has provided recommendations and costs associated with the disposition of the building. Recommendations were submitted to the Legislature on January 31, 2005 and further evaluation of the recommendations is underway. | \$500,000 | | | | | | | |
| | | | | | | \$625,000 | \$3,850,000 | | \$14,630,000 | \$25,760,000 | \$25,760,000 | \$7,142,100 |

| Rank | Type | Agency | Ag'y Rank | Offer Name - Offer Description | Request | FY2006 | FY2007 | Other Funds | FY2008 | FY2009 | FY2010 | FY2011 |
|------|-------------------|-------------------------|-----------|---|--------------|-------------|-------------|-------------|-----------|-------------|-------------|-----------|
| 2-03 | 03-Ranked Request | Iowa Veterans Home | | 1 Renovation of the Lofus Building - Built in 1969, this building no longer can be considered a desirable environment for the housing and/or treatment of residents. This request is for the total renovation of this building to reduce the majority of the resident rooms from 4 person to 2 person or possibly single person rooms depending on the programming issues associated with this area. The 4 person rooms have currently been reduced to having 3 residents per room; however, this still requires 6 individuals to share 1 bathroom comprised of a toilet and lavatory. There exists only one shower facility on the second floor for residents and one each shower facility on each wing of the first floor which houses our Alzheimer residents. An alternative to resident use is to turn this building into administrative offices as well as some therapeutic activities. | \$3,450,000 | | | | | | | |
| 2-04 | 03-Ranked Request | Administrative Services | | 11 GSE/Repairs to Parking lots on the Capitol Complex - Funding is essential for maintaining the infrastructure of state government. The parking lot system requires major resurfacing. In addition, they create pedestrian hazards especially for those people who have disabilities. This project will provide safe access to the state owned facilities and provide the necessary means for Legislature, visitors and employees to access state government services. These repairs are viewed as a very important infrastructure and needs to be maintained. | \$1,545,000 | | | | \$347,500 | \$521,250 | \$521,250 | |
| 2-05 | 03-Ranked Request | Administrative Services | | 10 GSE/Capitol Interior and Exterior Restoration Continuation - Provides design and construction funding for continuing restoration of the rotunda and east projection of the Capitol including removal of the final remaining mezzanine, relocation of the cafeteria, infill of the rotunda opening between ground and first floors and continuing safety and accessibility improvements. This offer will virtually complete the restoration work on the interior of the building and complete landscaping improvements in areas immediately adjacent to the building, including restoration of the east steps, restoration of sidewalks and drives, and landscaping improvements including irrigation. | \$16,390,000 | | | | | | | |
| 2-06 | 03-Ranked Request | Administrative Services | | 13 GSE/ Planning for the Renovation of Grimes State Office Building - Preliminary planning services in preparation for phased renovation of the Grimes Building (constructed in 1966) including critical health and life safety improvements (Phase 1 in FY2007-FY2008) and full renovation (Phase 2 in FY2010), including tenant improvements and a possible addition to the south Renovation funding for the Phase 1 critical improvements identified in the planning process. | \$750,000 | | | | | \$6,410,000 | \$3,150,000 | |
| | | | | | | \$4,500,000 | \$6,830,000 | | | | | |
| | | | | | | | | | | | | \$750,000 |

\$3,450,000

| Rank | Type | Agency | Ag'y Rank | Offer Name - Offer Description | Request | FY2006 | FY2007 | Other Funds | FY2008 | FY2009 | FY2010 | FY2011 |
|------|-------------------|-------------------------|-----------|--|-------------|--------|----------|-------------|----------|--------|--------|--------|
| 3-01 | 03-Ranked Request | Public Safety | | 1 New Iowa State Patrol District #8 Office (Mason City) - This offer is a request for capital funding to replace the Iowa State Patrol District facility in Mason City. This funding would provide for the purchase of suitable land, design and construction of a new facility. | \$2,400,000 | | | | | | | |
| 3-02 | 03-Ranked Request | Iowa Veterans Home | | 2 Tower Replacement to Dack Care Facility - This project is to replace the tower on the north side of Dack Care Facility that is used on the 3 resident floors as a multipurpose room which includes dining. At this time, one of the units is trying to feed up to 30 residents in this area 3 times per day. A more equitable number to feed in there would be 20 residents. With this type of crowding, residents are force to eat in "shifts". Since this is also their leisure area on the unit, some unit functions are extremely crowded as 90% of the population in this building use some type of wheelchair or mobile. It is our intention to double the size of this area. There is no indication that this trend will change in the future. | \$1,750,000 | | | | | | | |
| 3-03 | 03-Ranked Request | Iowa Veterans Home | | 3 Renovation of the Dispatch/Maintenance Building - Though this is a two story building with a full basement, the upper floor is used for storage of surplus items. The basement is also used as storage for items too large to be transported to the second floor. The currently is a 1940s vintage freight elevator; however, it is not reliable and no elevator service company will work on it due to liability issues. One of the attributes of the location of this building is that it is in close enough proximity to our tunnel system that it can be connected to the main buildings underground at a minimal cost for this type of construction. This would provide us the opportunity to greatly enhance our ability to fully utilize this building and free up some space in the 5 main resident buildings. | \$1,000,000 | | | | | | | |
| 4-01 | 03-Ranked Request | Administrative Services | | 15 GSE/West Capitol Terrace Restoration / Removal of Parking Lots 7 and 8 - Provide for removal of the parking lot west of the Capitol Building and replacement with an ADA compliant walkway between East 7th and Finkbine, including landscaping to create a major public greenspace at the west entrance to the Capitol Complex. | \$2,300,000 | | | | | | | |
| 4-02 | 03-Ranked Request | Administrative Services | | 17 GSE/Site Implementation Planning Services for Capitol Complex - Develop site implementation planning guidelines, standards and specifications for future improvements to the Capitol Complex, a major tourist attraction for the State of Iowa. | \$100,000 | | | | | | | |
| 4-03 | 03-Ranked Request | Terrace Hill | | 2 Terrace Hill Carpet Replacement - This offer provides 50% funding for the replacement of the carpet in public spaces of Terrace Hill. The remaining 50% to come from the Terrace Hill Society. Specifically, this includes the music room, first floor corridor, grand staircase, and second floor corridor. Carpet is 27" goods, wool, hand sewn with border. | \$110,000 | | | | | | | |
| | | | | | \$571,000 | | \$55,000 | | \$55,000 | | | |

| Rank | Type | Agency | Ag'y Rank | Offer Name - Offer Description | Request | FY2006 | FY2007 | Other Funds | FY2008 | FY2009 | FY2010 | FY2011 |
|------|-------------------|-------------------------|-----------|---|---------------|-------------|--------------|-------------|--------------|--------------|--------------|--------------|
| 4-04 | 03-Ranked Request | Terrace Hill | | 1 Terrace Hill Plaster Restoration - Music Room - Provides construction funding for plaster cornice repair in the music room. Approximately 4-5 feet of elaborate plaster cornice was damaged and weakened as a result of water seepage from plumbing located overhead. The source of the seepage has been corrected. Funding is needed to complete the plaster repair. | \$20,000 | | | | | | | |
| 4-05 | 03-Ranked Request | Administrative Services | 14 | GSE/Restoration of Capitol Complex Carriage House for "Roads to the Capitol" Visitor Center - Funding for development of a Capitol Complex visitor center/orientation center by restoring the ca. 1909 building at 1025 Des Moines Street, located north of the Capitol. This offer anticipates a matching grant from the Department of Transportation and includes design and installation of interactive exhibits to tell the story of "The Roads to the Capitol." The participating agencies will work cooperatively to develop the center and to identify public-private partnerships that could help fund the project. | \$4,950,000 | | | | | | | |
| 4-06 | 03-Ranked Request | Administrative Services | 18 | GSE/East Capitol Parking Lot 13 Renovation - This service offering provides design and renovation services to enhance the appearance of the east Capitol parking lot (Lot 13). | \$3,410,000 | | | \$1,650,000 | \$3,300,000 | | | |
| 4-07 | 03-Ranked Request | Administrative Services | 19 | GSE/Replace Court Avenue Bridge - Provide design and construction services for replacement of the bridge spanning Court Avenue south of the Capitol and leading to the Judicial Branch site. The bridge was removed in 1993 because of safety hazards. | \$5,665,000 | | | \$340,000 | | \$3,070,000 | | |
| | 03-Ranked Request | | | | \$123,662,600 | | | \$665,000 | \$5,000,000 | | | |
| N/A | 04-Rank By Others | Administrative Services | 7 | GSE/Capitol Complex Relocation and Leasing Expenses - Provide moving, temporary leasing and other expenses related to renovation of and movement into buildings on the Capitol Complex. It permits selected agencies that are currently paying facility leases to return to the Capitol Complex. It also allows agencies to temporarily relocate off-complex. | \$1,824,500 | \$9,539,878 | \$70,330,000 | \$3,864,800 | \$64,103,700 | \$56,344,450 | \$53,210,450 | \$32,451,300 |
| N/A | 04-Rank By Others | Administrative Services | 16 | GSE/Capitol Complex Property Acquisition Services - Provide funding for services related to property acquisition at the Capitol Complex including appraisals, environmental assessments and, in some cases, acquisition. While previous requests have included funding for acquisition related services, this offer includes funding to acquire the Central Lutheran Church building, located on the complex directly north of 1000 E. Grand. | \$1,150,000 | \$1,824,000 | \$1,824,500 | | | | | |
| N/A | 04-Rank By Others | Corrections | 5 | Davenport Rent Carry Forward - Carry forward of FY2006 balance. | \$0 | \$122,000 | \$1,150,000 | | | | | |

| Rank | Type | Agency | Ag'y Rank | Offer Name - Offer Description | Request | FY2006 | FY2007 | Other Funds | FY2008 | FY2009 | FY2010 | FY2011 |
|------|-------------------------------|------------------------------|-----------|---|--------------|-------------|--------------|-------------|--------------|--------|--------|--------|
| N/A | 04-Rank By Others | Corrections | | 6 Jessie Parker Building Rent - Provide the annual rent of the Department of Corrections Central Office and the Seventh District | \$322,600 | \$105,300 | \$322,600 | | | | | |
| N/A | 04-Rank By Others | Iowa Law Enforcement | | 1 Computer Equipment - Student Computer Lab, In-car video training equipment and staff computers. | \$155,000 | | \$155,000 | | | | | |
| N/A | 04-Rank By Others | Iowa Law Enforcement Academy | | 2 Training Equipment - Updating of FATS (Firearms Training Simulator) and skid car equipment, and for instructional aids and equipment for scenario-based training. | \$327,000 | | | | | | | |
| N/A | 04-Rank By Others | Iowa Law Enforcement | | 3 Dormitory Equipment - Replacement of beds, mattresses and blankets in the dormitory. | \$25,000 | | \$25,000 | | | | | |
| N/A | 04-Rank By Others | Iowa Public Television | | 1 Replacement of Analog Transmitters - This offer is for the purchase and installation of three UHF transmitters to replace analog transmitters that are 25 years old or older. It continues the commitment made by the Governor and the General Assembly last year when funds were appropriated for the replacement of three UHF transmitters. These replacements are critically important because the FCC is requiring that broadcasters simulcast analog and digital signals until 85% of the market can receive a digital signal with a new digital television set or a card. | \$1,425,000 | | \$1,425,000 | | | | | |
| N/A | 04-Rank By Others | Iowa Public Television | | 2 Uninterruptible Power Supply (UPS) - This offer is for the purchase and installation of an uninterruptible power supply (UPS) to work in conjunction with the local power service and the generator to supply filtered electricity and synchronous switching between services during power outages and restoration. This will insure continuous operation of our broadcast services and minimize system lock-up due to loss of power service and generator startup, power line noise and switching transients. | \$315,000 | | \$315,000 | | | | | |
| | 04-Rank By Others Total | | | | \$5,544,100 | \$2,051,300 | \$5,544,100 | \$0 | \$0 | \$0 | \$0 | \$0 |
| N/A | 05-Major Maint. | Corrections | | 7 Major Maintenance - To request funding for all Major Maintenance Projects for all Institutions and Districts. Facilities, totaling over 3.6 million square feet of floor space, have identified over \$35 million of Major Maintenance needs in FY2006 based on Correction's 5 Year Major Maintenance Plan. | \$35,657,000 | | \$35,657,000 | | \$14,078,000 | | | |
| N/A | 05-Major Maint. | Iowa Veterans Home | | 4 Major Maintenance Projects - Asbestos Abatement, Boiler Demolition, and Space Renovation (\$217,900) Upgrade Elevator Controls- Malloy & Dack (\$480,000) Upgrade Building Automation System(s) (\$140,000) Duct work installation & demolition of Sheeler AHU 3 (\$100,000) North Campus- Spill Containment (\$42,000) | \$979,900 | | | | | | | |
| | 05-Major Maint. Total | | | | \$36,636,900 | \$0 | \$36,636,900 | \$0 | \$14,078,000 | \$0 | \$0 | \$0 |

Attachment A

Evaluation of FY2007 Capital Requests and Proposed 5-Year Plan

November 28, 2005

| Rank | Type | Agency | Ag'y Rank | Offer Name - Offer Description | Request | FY2006 | FY2007 | Other Funds | FY2008 | FY2009 | FY2010 | FY2011 |
|-------------|------|--------|-----------|--------------------------------|---------------|--------------|---------------|--------------|---------------|--------------|--------------|--------------|
| Grand Total | | | | | \$189,041,768 | \$29,340,482 | \$135,855,213 | \$10,141,515 | \$120,964,888 | \$96,344,450 | \$93,210,450 | \$72,451,300 |

Attachment B

Major Maintenance Rankings FY2006 through FY2009

Revised November 28, 2005

| Proj No | Draft Rank | Agency | Project Location & Title | Agency Priority | Advisory Committee Priority | Total Request | Proposed FY2006 | Proposed FY2007 | Proposed FY2008 | Proposed FY2009 | Other Funds |
|---------|------------|---------------------------|--|-----------------|---|---------------|-----------------|-----------------|-----------------|-----------------|--|
| | | 1 Human Services | Woodward Resource Center--Nitritification tower for water supply | 1b. | 1. Health, Life Safety | \$288,450 | \$288,450 | \$0 | \$0 | \$0 | |
| | | 2 Human Services | Woodward Resource Center--Wastewater Treatment Plant Interim Repairs | 1a. | 1. Health, Life Safety | \$62,000 | \$62,000 | \$0 | \$0 | \$0 | |
| 5904.00 | | 3 IPTV | Johnston, IA--Sidewalk and Main Entryways Replacement | 1 | 1. Health, Life Safety | \$40,364 | \$40,364 | \$0 | \$0 | \$0 | |
| | | 4 Corrections | Oakdale-IMCC--Dietary Infrastructure Improvements | 2 | 1. Health, Life Safety | \$632,500 | \$300,000 | \$332,500 | \$0 | \$0 | |
| | | 5 Corrections | Iowa State Penitentiary - Fort Madison--Cell House Shower Replacements - Cell House 18 Phase I | 13 | 1. Health, Life Safety | \$179,379 | \$179,379 | \$0 | \$0 | \$0 | |
| | | 6 Human Services | State Training School-Eldora, IA--Sanitary Sewer/Manhole Repairs Facility-Wide | 6 | 1. Health, Life Safety | \$221,000 | \$221,000 | \$0 | \$0 | \$0 | |
| 5614.01 | | 7 Veterans Affairs | Iowa Veterans Home/Facility--Replace nurse call systems on 6 units and upgrade facility overhead paging system | 3 | 1. Health, Life Safety | \$291,934 | \$291,934 | \$0 | \$0 | \$0 | \$0 Investigate federal match. |
| | | 8 Administrative Services | DMS/ Capitol Complex--Structural review of the Hoover walkway | 9 | 1. Health, Life Safety | \$10,000 | \$10,000 | \$0 | \$0 | \$0 | |
| | | 9 Commerce | Alcoholic Beverages Division / Ankeny-- Warehouse Wall Study | 2 | 1. Health, Life Safety | \$5,000 | \$5,000 | \$0 | \$0 | \$0 | |
| | | 10 Corrections | Oakdale, IMCC--Phase 4 of 4 Life Safety Upgrades | 1 | 2. Project Already Underway | \$1,430,000 | \$750,000 | \$680,000 | \$0 | \$0 | \$0 Consider SIFC and energy rebates for tunnel repairs. |
| | | 11 Human Services | Glenwood Resource Center--Tunnel Abatement | 2 | 2. Project Already Underway | \$150,000 | \$280,000 | \$0 | \$0 | \$0 | |
| 2085.03 | | 12 Corrections | Iowa State Penitentiary - Fort Madison--Electrical Upgrade - Phase IV | 3 | 2. Project Already Underway | \$2,920,000 | \$1,500,000 | \$1,420,000 | \$0 | \$0 | |
| 2065.04 | | 13 Corrections | Anamosa State Penitentiary--Electrical Upgrade Phase 3 | 4 | 2. Project Already Underway | \$1,500,000 | \$1,500,000 | \$0 | \$0 | \$0 | |
| 2095.04 | | 14 Corrections | Iowa State Penitentiary - Fort Madison--Critical Structure Issues - Industries & Dietary Phase III | 5 | 2. Project Already Underway | \$274,750 | \$274,750 | \$0 | \$0 | \$0 | |
| | | 15 IWD | 1000 E. Grand Ave., Des Moines, Iowa--Asbestos abatement, Phases 2A & 2B | 1 | 2. Project Already Underway | \$950,400 | \$450,000 | \$500,400 | \$0 | \$0 | |
| | | 16 Corrections | Clarinda Correctional Facility--Flashing/Guttering Project - Phase 2 and Drainage Project | 8 | 2. Project Already Underway | \$200,000 | \$200,000 | \$0 | \$0 | \$0 | |
| 3134.01 | | 17 Human Services | Mental Health Institute Cherokee--Sewer & Water Line Replacement | 4 | 2. Project Already Underway | \$788,110 | \$300,000 | \$488,110 | \$0 | \$0 | |
| 3126.02 | | 18 Human Services | Mental Health Institute Independence--Tuckpointing Phase II, Reynolds Bldg. | 11 | 2. Project Already Underway | \$125,000 | \$125,000 | \$0 | \$0 | \$0 | |
| | | 19 Human Services | Mental Health Institute Independence--Tuckpointing Phase IV, Witte Bldg. | 12 | 2. Project Already Underway | \$125,000 | \$125,000 | \$0 | \$0 | \$0 | |
| | | 20 Cultural Affairs | State Historical Society of Iowa - Iowa City--Centennial Building HVAC Upgrade, Phase 3 | 2 | 2. Project Already Underway | \$238,900 | \$20,000 | \$218,900 | \$0 | \$0 | |
| | | 21 Human Services | Mental Health Institute Independence--Roof Replacement and Repair | 7 | 3. Project to Reduce Exponential Damage | \$85,000 | \$8,500 | \$76,500 | \$0 | \$0 | |
| 3143.01 | | 22 Human Services | Iowa Juvenile Home--Skow Cottage roof/gutter replacement | 9 | 3. Project to Reduce Exponential Damage | \$31,710 | \$15,000 | \$0 | \$0 | \$0 | \$0 FY2005 funding is in place; additional funds required. |

Attachment B

Major Maintenance Rankings FY2006 through FY2009

Revised November 28, 2005

| Proj No | Draft Rank | Agency | Project Location & Title | Agency Priority | Advisory Committee Priority | Total Request | Proposed FY2006 | Proposed FY2007 | Proposed FY2008 | Proposed FY2009 | Other Funds | |
|---------|------------|----------------------------|--|-----------------|---|---------------|-----------------|-----------------|-----------------|-----------------|---|--|
| | | 23 Administrative Services | Lucas Building Des Moines--Repair gear drive on cooling tower | 10 | 3. Project to Reduce Exponential Damage | \$15,000 | \$15,000 | \$0 | \$0 | \$0 | | |
| | | 24 Human Services | Glenwood Resource Center--Roof Replacement on Three GRC Campus buildings - 317, 115, 120 | 14 | 3. Project to Reduce Exponential Damage | \$313,600 | \$31,360 | \$282,240 | \$0 | \$0 | | |
| 3143.01 | | 25 Human Services | Iowa Juvenile Home--School building roof/gutter replacement | 18 | 3. Project to Reduce Exponential Damage | \$97,965 | \$9,800 | \$88,165 | \$0 | \$0 | | |
| | | 26 Corrections | Iowa State Penitentiary - Fort Madison--Roof Replacement Phase I - Cell House 17 | 11 | 3. Project to Reduce Exponential Damage | \$636,673 | \$56,593 | \$580,080 | \$0 | \$0 | | |
| | | 27 Corrections | Anamosa State Penitentiary, Anamosa--Replace north half of Metal Furniture Building Roof. | 20 | 3. Project to Reduce Exponential Damage | \$65,000 | \$6,500 | \$58,500 | \$0 | \$0 | | |
| 5413.01 | | 28 Public Safety | Iowa State Patrol Post # 3 / Council Bluffs--Repair water infiltration problem by providing adequate drainage from the building. | 2 | 3. Project to Reduce Exponential Damage | \$28,325 | \$28,325 | \$0 | \$0 | \$0 | | |
| | | 29 Public Safety | Iowa State Patrol Post #9 / Cedar Falls--Replace roof & gutters with new materials | 3 | 3. Project to Reduce Exponential Damage | \$36,740 | \$4,500 | \$32,240 | \$0 | \$0 | | |
| | | 30 Administrative Services | DMS/ Capitol Complex--Replace Roofs on the Grimes and CEP | 4 | 3. Project to Reduce Exponential Damage | \$361,396 | \$36,140 | \$325,256 | \$0 | \$0 | | |
| | | 31 Public Safety | State Patrol Post #15 5900 2nd Ave. Des Moines, IA.--Request for Re-roofing facility. | 4 | 3. Project to Reduce Exponential Damage | \$38,444 | \$3,500 | \$34,944 | \$0 | \$0 | | |
| | | 32 Administrative Services | Historical Building Des Moines, Iowa--Planter bed deficiencies | 13 | 3. Project to Reduce Exponential Damage | \$151,500 | \$151,500 | \$0 | \$0 | \$0 | | |
| | | 33 Administrative Services | Carriage House--Replace Roof and repair walls at the Carriage House | 3 | 3. Project to Reduce Exponential Damage | \$80,000 | \$10,000 | \$70,000 | \$0 | \$0 | Consider as part of match for proposed DOT grant. | |
| | | Corrections | Mitchellville Administration Building Roof Replacement | | | \$0 | \$70,000 | | | | Added to list by amendment at 6/13/2005 advisory committee meeting. | |
| | | Human Services | Glenwood Electrical Distribution System Project | | | \$0 | \$120,000 | | | | Added to list by amendment at 6/13/2005 advisory committee meeting. | |
| 34 | | Corrections | Oakdale-IMCC--Pneumatic Control System Replacement | 19 | 1. Health, Life Safety | \$1,518,000 | \$0 | \$518,000 | \$1,000,000 | \$0 | \$0 | Consider SIFC as well as energy rebates. |
| 35 | | Human Services | Iowa Juvenile Home--Youth restroom replacement in cottages. | 8 | 3. Project to Reduce Exponential Damage | \$50,000 | \$50,000 | \$0 | \$0 | \$0 | \$0 | Moved to FY2006 at 6/16/2005 Vertical Infrastructure Committee Meeting |

Attachment B

Major Maintenance Rankings FY2006 through FY2009

Revised November 28, 2005

| Proj No | Draft Rank | Agency | Project Location & Title | Agency Priority | Advisory Committee Priority | Total Request | Proposed FY2006 | Proposed FY2007 | Proposed FY2008 | Proposed FY2009 | Other Funds |
|---------|------------|-------------------------|---|--|-----------------------------|---------------|-----------------|-----------------|-----------------|-----------------|--|
| | 36 | Human Services | Mental Health Institute Cherokee--Campus Tunnel Repair | 15 3. Project to Reduce Exponential Damage | | \$445,000 | \$0 | \$100,000 | \$345,000 | \$0 | |
| | 37 | Administrative Services | Historical Building Des Moines--Replace cooling tower, electric heat pump and electric boilers | 1 3. Project to Reduce Exponential Damage | | \$297,000 | \$0 | \$297,000 | \$0 | \$0 | Consider SIFIC funding and implications of changing electric rate. |
| | 38 | Public Safety | Iowa State Patrol Post #3 / Council Bluffs-- Replace windows, exterior siding on facility. | 1 3. Project to Reduce Exponential Damage | | \$98,252 | \$0 | \$98,252 | \$0 | \$0 | |
| | 39 | Administrative Services | Capitol Building--Capitol Window Repairs, Phase 13 | 2 3. Project to Reduce Exponential Damage | | \$295,769 | \$0 | \$295,769 | \$0 | \$0 | |
| | 40 | Cultural Affairs | Historic Sites - Plum Grove--Masonry & Associated Water Penetration Repairs | 1 3. Project to Reduce Exponential Damage | | \$118,000 | \$0 | \$19,000 | \$99,000 | \$0 | |
| | 41 | Administrative Services | DMS/ Capitol Complex--Repair Roofs on the Capitol Complex | 5 3. Project to Reduce Exponential Damage | | \$44,200 | \$0 | \$4,420 | \$39,780 | \$0 | Use routine maintenance money and consider warranty issues as appropriate. |
| | 42 | Commerce | Alcoholic Beverages Division / Ankeny-- Alcoholic Beverages Division / Window Replacement | 1 3. Project to Reduce Exponential Damage | | \$50,000 | \$0 | \$50,000 | \$0 | \$0 | Consider SIFIC and energy rebates for windows. |
| | 43 | Corrections | Mt. Pleasant Correctional Facility--Transformer and Electrical Repairs | 12 3. Project to Reduce Exponential Damage | | \$800,000 | \$0 | \$200,000 | \$600,000 | \$0 | |
| | 44 | Corrections | Newton Correctional Facility--Upgrade electrical service at minimum site | 15 3. Project to Reduce Exponential Damage | | \$100,000 | \$0 | \$100,000 | \$0 | \$0 | |
| | 45 | Human Services | Clarinda Mental Health Institute--Tuckpointing | 19 3. Project to Reduce Exponential Damage | | \$375,000 | \$0 | \$35,000 | \$340,000 | \$0 | |
| | 46 | Human Services | Mental Health Institute Mt. Pleasant-- Tuckpointing of #18 Building | 20 3. Project to Reduce Exponential Damage | | \$100,000 | \$0 | \$10,000 | \$90,000 | \$0 | |
| | 47 | Administrative Services | Historical Building Des Moines, Iowa--Repair exterior sealant deficiencies | 6 3. Project to Reduce Exponential Damage | | \$600,977 | \$0 | \$50,000 | \$300,977 | \$250,000 | |
| | 48 | Administrative Services | Historical Building Des Moines, Iowa--Repair granite failures | 7 3. Project to Reduce Exponential Damage | | \$1,462,146 | \$0 | \$111,000 | \$675,000 | \$676,146 | |
| | 49 | Corrections | NCCF/Rockwell City--Complete Installation of Emergency Generator | 16 3. Project to Reduce Exponential Damage | | \$200,000 | \$0 | \$200,000 | \$0 | \$0 | |

Attachment B

Major Maintenance Rankings FY2006 through FY2009

Revised November 28, 2005

| Proj No | Draft Rank | Agency | Project Location & Title | Agency Priority | Advisory Committee Priority | Total Request | Proposed FY2006 | Proposed FY2007 | Proposed FY2008 | Proposed FY2009 | Other Funds |
|---------|------------|-------------------------|--|-----------------|---|---------------|-----------------|-----------------|-----------------|-----------------|---|
| | 50 | Human Services | Mental Health Institute Cherokee--Tuckpointing | 21 | 3. Project to Reduce Exponential Damage | \$1,180,620 | \$0 | \$11,800 | \$1,168,820 | \$0 | \$0 |
| | 51 | Administrative Services | Capitol Building Des Moines--Replace undersized chiller, fluid cooler and structural walls for Capitol chilliers | 11 | 3. Project to Reduce Exponential Damage | \$245,000 | \$0 | \$245,000 | \$0 | \$0 | Consider SIFIC funding. |
| | 52 | Corrections | Clairinda Correctional Facility--Roof Replacement (Dietary/Laundry) | 22 | 3. Project to Reduce Exponential Damage | \$75,000 | \$0 | \$5,000 | \$70,000 | \$0 | \$0 |
| | 53 | Human Services | Clairinda Mental Health Institute--Roof Replacement (SW 1-4 of Main Building) | 22 | 3. Project to Reduce Exponential Damage | \$85,000 | \$0 | \$10,000 | \$75,000 | \$0 | \$0 |
| | 54 | IWD | 1000 E. Grand Ave., Des Moines, Iowa--Electrical Distribution System Upgrade | 2 | 3. Project to Reduce Exponential Damage | \$227,400 | \$0 | \$20,000 | \$207,400 | \$0 | \$0 |
| | 55 | IWD | 1000 E. Grand Ave., Des Moines, Iowa--Protection of Electrical Switch Gear and Communication Panel | 5 | 3. Project to Reduce Exponential Damage | \$33,000 | \$0 | \$33,000 | \$0 | \$0 | \$0 |
| | 56 | Veterans Affairs | Iowa Veterans Home/North Campus--Spill containment renovation | 2 | 3. Project to Reduce Exponential Damage | \$41,500 | \$0 | \$41,500 | \$0 | \$0 | Investigate federal match. |
| | 57 | Veterans Affairs | Iowa Veterans Home/Sheeler & Loftus--Upgrade secondary electrical system | 4 | 3. Project to Reduce Exponential Damage | \$500,000 | \$0 | \$250,000 | \$250,000 | \$0 | Investigate federal match. |
| | 58 | Veterans Affairs | Iowa Veterans Home/Whitell--Tuckpoint and repair brick | 5 | 3. Project to Reduce Exponential Damage | \$250,000 | \$0 | \$25,000 | \$225,000 | \$0 | Investigate federal match. |
| | 59 | Veterans Affairs | Iowa Veterans Home/Cave--Wall repair/replacement | 6 | 3. Project to Reduce Exponential Damage | \$41,900 | \$0 | \$41,900 | \$0 | \$0 | Consider private funding. |
| | 60 | Corrections | Fort Dodge Correctional Facility--Hot Water Loop Repairs around facility | 6 | 3. Project to Reduce Exponential Damage | \$100,000 | \$0 | \$50,000 | \$50,000 | \$0 | Consider SIFIC, energy rebates and possible litigation. |
| | 61 | Human Services | Mental Health Institute Independence--Asbestos Removal | 29 | 1. Health, Life Safety | \$50,000 | \$0 | \$0 | \$50,000 | \$0 | \$0 |
| | 62 | Human Services | Mental Health Institute Independence--Asbestos Removal | 30 | 1. Health, Life Safety | \$45,000 | \$0 | \$0 | \$45,000 | \$0 | \$0 |
| | 63 | Corrections | Iowa Correctional Institute for Women--Asbestos Abatement | 37 | 1. Health, Life Safety | \$825,000 | \$0 | \$0 | \$825,000 | \$0 | \$0 |
| | 64 | Corrections | Iowa Correctional Institute for Women--Air Quality Improvements | 26 | 1. Health, Life Safety | \$382,000 | \$0 | \$0 | \$382,000 | \$0 | \$0 |
| | 65 | Administrative Services | Historical Building Des Moines, Iowa--Plaza Tile Failure | 18 | 1. Health, Life Safety | \$189,080 | \$0 | \$0 | \$189,080 | \$0 | Consider private funding through Cultural Affairs. |
| | 66 | Corrections | Anamosa State Penitentiary--Tuckpointing and repairing of stone walls. | 27 | 1. Health, Life Safety | \$220,000 | \$0 | \$0 | \$220,000 | \$0 | \$0 |

Attachment B

Major Maintenance Rankings FY2006 through FY2009

Revised November 28, 2005

| Proj No | Draft Rank | Agency | Project Location & Title | Agency Priority | Advisory Committee Priority | Total Request | Proposed FY2006 | Proposed FY2007 | Proposed FY2008 | Proposed FY2009 | Other Funds |
|---------|------------|----------------|--|-----------------|---|---------------|-----------------|-----------------|-----------------|-----------------|--|
| | 67 | Corrections | Anamosa State Penitentiary--Powerhouse Upgrade 3. Boiler Controls | 31 | 1. Health, Life Safety | \$200,000 | \$0 | \$0 | \$200,000 | \$0 | \$0 Consider SFIC as well as energy rebates. |
| | 68 | Corrections | Luster Heights Camp--Drill Additional Well | 32 | 1. Health, Life Safety | \$110,000 | \$0 | \$0 | \$110,000 | \$0 | |
| | 69 | Corrections | Anamosa State Penitentiary--Drill 2 wells and upgrade water tower | 39 | 1. Health, Life Safety | \$1,500,000 | \$0 | \$0 | \$1,500,000 | \$0 | |
| | 70 | Corrections | Oakdale-IMCC--High Mast Lighting | 49 | 1. Health, Life Safety | \$410,000 | \$0 | \$0 | \$410,000 | \$0 | |
| | 71 | Human Services | Clarinda Mental Health Institute--Electrical Distribution System | 3 | 3. Project to Reduce Exponential Damage | \$960,000 | \$0 | \$0 | \$960,000 | \$0 | |
| | 72 | Human Services | Mental Health Institute Mt. Pleasant--Electrical Distribution - #18 and #20 Building | 5 | 3. Project to Reduce Exponential Damage | \$800,000 | \$0 | \$0 | \$800,000 | \$0 | |
| | 73 | Human Services | Mental Health Institute Independence--Reynolds Electric | 23 | 3. Project to Reduce Exponential Damage | \$55,000 | \$0 | \$0 | \$55,000 | \$0 | |
| | 74 | Human Services | Woodward Resource Center--School Building (Myers Hall) Roof Replacement | 24 | 3. Project to Reduce Exponential Damage | \$200,000 | \$0 | \$0 | \$200,000 | \$0 | |
| | 75 | Human Services | Mental Health Institute Independence--North Sewer Line | 25 | 3. Project to Reduce Exponential Damage | \$50,000 | \$0 | \$0 | \$50,000 | \$0 | |
| | 76 | Human Services | State Training School-Eldora, IA--Cooper Bldg, Kitchen, and Auto Maintenance Bldg. Roofs | 26 | 3. Project to Reduce Exponential Damage | \$220,000 | \$0 | \$0 | \$220,000 | \$0 | |
| | 77 | Human Services | Woodward Resource Center--Campus Center/Chapel Roof Replacement | 27 | 3. Project to Reduce Exponential Damage | \$96,000 | \$0 | \$0 | \$96,000 | \$0 | |
| | 78 | Human Services | Woodward Resource Center--Medical Center Roof Replacement | 28 | 3. Project to Reduce Exponential Damage | \$260,000 | \$0 | \$0 | \$260,000 | \$0 | |
| | 79 | Corrections | Anamosa State Penitentiary--Replacing West Half of the Administration Roof | 23 | 3. Project to Reduce Exponential Damage | \$90,000 | \$0 | \$0 | \$90,000 | \$0 | |
| | 80 | Corrections | Iowa State Penitentiary - Fort Madison--Fuel Tank Replacement - Powerhouse | 24 | 3. Project to Reduce Exponential Damage | \$703,431 | \$0 | \$0 | \$703,431 | \$0 | |
| | 81 | Corrections | Newton Correctional Facility--Upgrade electrical service at minimum site | 25 | 3. Project to Reduce Exponential Damage | \$75,000 | \$0 | \$0 | \$75,000 | \$0 | |
| | 82 | Corrections | Iowa Correctional Institute for Women--Replace Tunnel Cap | 28 | 3. Project to Reduce Exponential Damage | \$260,000 | \$0 | \$0 | \$260,000 | \$0 | |

Attachment B

Major Maintenance Rankings FY2006 through FY2009

Revised November 28, 2005

| Proj No | Draft Rank | Agency | Project Location & Title | Agency Priority | Advisory Committee Priority | Total Request | Proposed FY2006 | Proposed FY2007 | Proposed FY2008 | Proposed FY2009 | Other Funds |
|---------|-------------------------|--------|--|--|-----------------------------|---------------|-----------------|-----------------|-----------------|-----------------|---|
| 83 | Corrections | | Newton Correctional Facility--Replace old fin tube in shower area of Dorm 1 and 2 | 29 3. Project to Reduce Exponential Damage | | \$60,000 | \$0 | \$0 | \$60,000 | \$0 | Consider SIFC and energy rebates for radiant heating system improvements. |
| 84 | Corrections | | Iowa Correctional Institute for Women--Tuckpointing and Construction Issues | 30 3. Project to Reduce Exponential Damage | | \$450,000 | \$0 | \$0 | \$450,000 | \$0 | |
| 85 | Corrections | | Iowa Correctional Institute for Women--Upgrade Exterior Fenestration - Phase I | 33 3. Project to Reduce Exponential Damage | | \$208,500 | \$0 | \$0 | \$208,500 | \$0 | Consider SIFC and energy rebates for windows. |
| 86 | Corrections | | Mt. Pleasant Correctional Facility--Window Replacement East and West Wings - 2 Buildings | 34 3. Project to Reduce Exponential Damage | | \$1,100,000 | \$0 | \$0 | \$1,100,000 | \$0 | Consider SIFC and energy rebates for windows. |
| 87 | Corrections | | NCCF/Rockwell City--Window Replacement | 35 3. Project to Reduce Exponential Damage | | \$149,310 | \$0 | \$0 | \$149,310 | \$0 | Consider SIFC and energy rebates for windows. |
| 88 | Corrections | | Clamida Correctional Facility--Window Replacement | 36 3. Project to Reduce Exponential Damage | | \$150,000 | \$0 | \$0 | \$150,000 | \$0 | Consider SIFC and energy rebates for windows. |
| 89 | Corrections | | Newton Correctional Facility--Upgrade electrical service at minimum site | 38 3. Project to Reduce Exponential Damage | | \$60,000 | \$0 | \$0 | \$60,000 | \$0 | |
| 90 | Administrative Services | | Historical Building Des Moines, Iowa--Skylight deficiencies | 8 3. Project to Reduce Exponential Damage | | \$627,725 | \$0 | \$0 | \$51,000 | \$576,725 | |
| 91 | Administrative Services | | DMS/ Capitol Complex--Repair Asphalt Paving Lots 1,2,3,14 and 19. | 12 3. Project to Reduce Exponential Damage | | \$293,965 | \$0 | \$0 | \$293,965 | \$0 | |
| 92 | Administrative Services | | Historical Building Des Moines, Iowa--Fountain deficiencies | 14 3. Project to Reduce Exponential Damage | | \$187,476 | \$0 | \$0 | \$0 | \$187,476 | Consider private funding through Cultural Affairs. |
| 93 | Corrections | | Mt. Pleasant Correctional Facility--Wastewater Modification/Pretreatment | 7 4. Renovation Project | | \$250,000 | \$0 | \$0 | \$250,000 | \$0 | Consider full or partial repayment with operational savings. |
| 94 | Corrections | | Iowa State Penitentiary - Fort Madison--Boiler Controls - ISP Powerhouse | 9 4. Renovation Project | | \$319,007 | \$0 | \$0 | \$69,007 | \$250,000 | Consider SIFC and possible energy rebates. |
| 95 | Corrections | | Mt. Pleasant Correctional Facility--Air Conditioning and Vent Project for Medical Clinic and Deputy Superintendent Complex | 10 4. Renovation Project | | \$1,011,080 | \$0 | \$300,000 | \$711,080 | \$0 | Consider SIFC and possible energy rebates. |
| 96 | Corrections | | Iowa Correctional Institute for Women--Reintegrate Electronic Locking System | 14 4. Renovation Project | | \$350,000 | \$0 | \$0 | \$350,000 | \$0 | |
| 97 | Corrections | | Newton Correctional Facility--Replace door and lock control panel in Master Control | 17 4. Renovation Project | | \$75,000 | \$0 | \$75,000 | \$0 | \$0 | |
| 98 | Corrections | | NCCF/Rockwell City--D Lockup Lock Control | 18 4. Renovation Project | | \$150,000 | \$0 | \$150,000 | \$0 | \$0 | |

Attachment B

Major Maintenance Rankings FY2006 through FY2009

Revised November 28, 2005

| Proj No. | Draft Rank | Agency | Project Location & Title | Agency Priority | Advisory Committee Priority | Total Request | Proposed FY2006 | Proposed FY2007 | Proposed FY2008 | Proposed FY2009 | Other Funds |
|----------|------------|-------------------------|---|-----------------|-----------------------------|---------------|-----------------|-----------------|-----------------|-----------------|---|
| | 99 | Corrections | Mt. Pleasant Correctional Facility--Air Conditioning for Center South Section of Main Building | 21 | 4. Renovation Project | \$1,640,000 | \$0 | \$0 | \$820,000 | \$820,000 | Verify savings for replacing window units with central air conditioning system. |
| | 100 | Corrections | Clarinda Correctional Facility--Hot Water Boiler System | 40 | 4. Renovation Project | \$60,000 | \$0 | \$0 | \$60,000 | \$0 | Consider SIFIC and energy rebates for boiler replacement. |
| | 101 | Human Services | State Training School-Eldora, IA--Kitchen - Install HVAC & Tuckpointing | 13 | 4. Renovation Project | \$215,000 | \$0 | \$0 | \$215,000 | \$0 | |
| | 102 | IWD | 1000 E Grand Ave. Des Moines, Iowa-- Replacement of Single Pane Windows at 1000 E Grand Ave | 3 | 4. Renovation Project | \$272,645 | \$0 | \$0 | \$272,645 | \$0 | Consider SIFIC and energy rebates for windows. |
| | 103 | IWD | 150 Des Moines Street, Des Moines, Iowa-- Settlement Repair of Concrete Exterior Window Columns | 4 | 4. Renovation Project | \$22,200 | \$0 | \$0 | \$22,200 | \$0 | |
| | 104 | Human Services | State Training School-Eldora, IA--Mansion Vocational Building- Electrical, Plumbing, HVAC System, Windows, & Tuckpointing Repairs | 16 | 4. Renovation Project | \$245,000 | \$0 | \$0 | \$245,000 | \$0 | Consider SIFIC and energy rebates for replacement of window AC units. |
| | 105 | ILEA | Iowa Law Enforcement Academy, Camp Dodge-- ILEA Generator Acquisition and Installation | 1 | 4. Renovation Project | \$150,448 | \$0 | \$0 | \$150,448 | \$0 | |
| | 106 | Human Services | Clarinda Mental Health Institute--Expansion of chiller system | 10 | 4. Renovation Project | \$200,000 | \$0 | \$0 | \$200,000 | \$0 | Consider capital request. |
| | 107 | Veterans Affairs | Iowa Veterans Home/Power Plant--Demo boilers/asbestos abatement for old boilers in power plant and tunnel | 1 | 4. Renovation Project | \$300,000 | \$0 | \$0 | \$300,000 | \$0 | Consider operational or routine maintenance funding. |
| | 108 | Administrative Services | Capitol Complex Des Moines--Upgrade seimens automation system | 15 | 4. Renovation Project | \$150,000 | \$0 | \$0 | \$150,000 | \$0 | Verify eligibility for SIFIC; consider routine maintenance money. |
| | 109 | Administrative Services | Central Energy Plant Des Moines--Install air separator on chilled water supply line for year round operation | 16 | 4. Renovation Project | \$51,000 | \$0 | \$0 | \$51,000 | \$0 | Consider SIFIC and possible energy rebates. |
| | 110 | Public Safety | Iowa State Patrol Post #15 / Des Moines-- Replace Electrical Service and Distribution as well as plumbing throughout the facility. | 5 | 4. Renovation Project | \$330,405 | \$0 | \$0 | \$330,405 | \$0 | Consider replacement of building. |
| | 111 | IPTV | Johnston, IA--Uninterruptable Power Supply (UPS) | 2 | 4. Renovation Project | \$315,000 | \$0 | \$0 | \$315,000 | \$0 | Consider operational or capital funding. |
| | 112 | IPTV | Johnston, IA--Replacement of Analog Transmitters | 3 | 4. Renovation Project | \$1,465,000 | \$0 | \$0 | \$465,000 | \$1,000,000 | Consider capital appropriation. |
| | 113 | Corrections | Clarinda Correctional Facility--Razor Wire Project | 42 | 4. Renovation Project | \$75,000 | \$0 | \$0 | \$75,000 | \$0 | Consider capital request or operational funding. |
| | 114 | Corrections | Fort Dodge Correctional Facility--Enlarge Gate #5. Currently the width only allows a 2 inch clearance for the city's smallest fire truck. | 43 | 4. Renovation Project | \$8,000 | \$0 | \$0 | \$8,000 | \$0 | Consider routine maintenance or operational funding. |
| | 115 | Corrections | Clarinda Correctional Facility--Expansion of Chiller System. | 48 | 4. Renovation Project | \$200,000 | \$0 | \$0 | \$200,000 | \$0 | Consider capital request. |
| | 116 | Administrative Services | DMS/ Capitol Complex--Grimes Restroom Ceiling Replacement | 17 | 4. Renovation Project | \$6,000 | \$0 | \$0 | \$6,000 | \$0 | Consider routine maintenance money or defer for capital request. |
| | 117 | Administrative Services | DMS/ Capitol Complex--Grimes Dock Levelers | 19 | 4. Renovation Project | \$18,249 | \$0 | \$0 | \$18,249 | \$0 | Consider routine maintenance or operational funding. |
| | 118 | Human Services | Mental Health Institute Independence--Demo - Not used buildings | 31 | 7. Demolition | \$275,000 | \$0 | \$0 | \$275,000 | \$0 | |

Attachment B

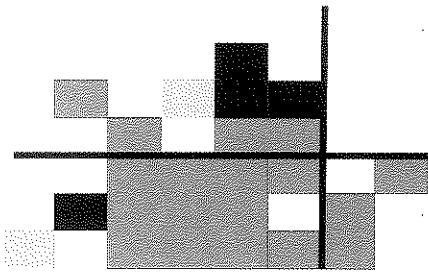
Major Maintenance Rankings FY2006 through FY2009

Revised November 28, 2005

| Proj No | Draft Rank | Agency | Project Location & Title | Agency Priority | Advisory Committee Priority | Total Request | Proposed FY2006 | Proposed FY2007 | Proposed FY2008 | Proposed FY2009 | Other Funds |
|---------|------------|----------------|---|-----------------|-----------------------------|---------------|-----------------|-----------------|-----------------|-----------------|---|
| | 119 | Corrections | Mt. Pleasant Correctional Facility--Replace Storeroom Warehouse | 41 | 5. Building Replacement | \$3,000,000 | \$0 | \$0 | \$1,500,000 | \$1,500,000 | Consider capital request for demolition and construction of new building. |
| | 120 | Corrections | NCCF / Rockwell City--Renovation & Addition to Kitchen & Dining Room | 44 | 5. Building Replacement | \$3,350,000 | \$0 | \$0 | \$1,000,000 | \$2,350,000 | Consider routine maintenance or operational funding. |
| | 121 | Human Services | CCUSO Cherokee--Yard Expansion with Industrial Arts/Recreational Building, includes 1600 sq. ft. of fencing | 17 | 6. New Construction | \$500,000 | \$0 | \$0 | \$100,000 | \$400,000 | Consider capital request. |
| | 122 | Corrections | Clarinda Correctional Facility--Dietary Tray Assembly Area and Dishwashing Area. | 45 | 6. New Construction | \$250,000 | \$0 | \$0 | \$0 | \$250,000 | Consider capital request. |
| | 123 | Corrections | NCCF/Rockwell City--Control Center Construction | 46 | 6. New Construction | \$500,000 | \$0 | \$0 | \$100,000 | \$500,000 | Consider capital request. |
| | 124 | Corrections | Clarinda Correctional Facility--Expand Visiting Room | 47 | 6. New Construction | \$660,000 | \$0 | \$0 | \$0 | \$660,000 | Consider capital request. |
| | | | | | | | \$7,539,595 | \$8,534,476 | \$24,018,297 | \$9,420,347 | |

Summary

| | FY2006 | FY2007 | FY2008 | FY2009 |
|-------------------------------------|-------------|--------------|--------------|--------------|
| Total Appropriation | \$8,915,091 | \$10,000,000 | \$40,000,000 | \$40,000,000 |
| Vertical Infrastructure Program | \$200,000 | \$200,000 | \$200,000 | \$200,000 |
| Statewide ADA @ 4% of Appropriation | \$356,600 | \$400,000 | \$1,600,000 | \$1,600,000 |
| Statewide Monuments | \$0 | \$100,000 | \$0 | \$0 |
| Project Allocations | \$7,539,595 | \$8,534,476 | \$24,018,297 | \$9,420,347 |
| Project Management (Estimated) | \$450,000 | \$500,000 | TBD | TBD |
| Unallocated | \$368,896 | \$265,524 | \$14,181,703 | \$28,779,653 |



Iowa
Vertical
Infrastructure
Advisory
Committee

Seventh Annual Report to Governor Vilsack
December 23, 2005

TAB 4:

Survey of States on Infrastructure Management



Survey of States on Infrastructure Management

Compiled by Carol Stratemeyer

September 15, 2005

Results of Survey of States on Infrastructure Management

Revised September 2005

Executive Summary

Issues:

- Funding for routine and major maintenance has not been sufficient.
 - Continual underfunding of routine and major maintenance for the property managed by the Department of Administrative Services (DAS) has contributed to the deterioration of state buildings and the current \$462 million deferred maintenance.
- Approval of payment for damage to state facilities has not always been timely or sufficient.
 - All requests for the funding of disaster clean-up and repair work or necessary expenses not otherwise appropriated must receive approval first from the Auditor's office and then the Executive Council or receive a special appropriation. This process can take several weeks to several months.

Background:

- The Department manages 11.5 million square feet of facilities that are valued at \$2 billion.
- Funding for property maintenance has historically come from a variety of sources.
- Funding for emergency repairs comes from a standing unlimited fund administered by the Executive Council.
- Only a fraction of the statutorily required standard percentage for routine maintenance requests is funded each year.
- Only a fraction of the funding recommended annually by the Vertical Infrastructure Advisory Committee is appropriated for major maintenance projects.
- Builder's Risk insurance is required by DAS on new construction, but contractor purchase of the insurance can cause a conflict if the contractor is determined to be at fault for a loss.

Legal Basis:

- Iowa Code section 7E.5A(2) requires a department to "within its capital budget request, identify... the proposed costs for annual routine and preventive maintenance based on an industry standard of one percent of the estimated replacement cost of the department's facilities."
 - \$20 million is one percent of the replacement value of the facilities managed by the Department. DAS requests this amount annually, but typically only \$2 million (or .1%) is appropriated.
- Iowa Code section 8.57(6), which creates the rebuild Iowa infrastructure fund, in paragraph (c) excludes "routine, recurring maintenance or operational expenses" from the definition of vertical infrastructure. However,

notwithstanding this section, the rebuild Iowa infrastructure fund has typically been used to fund routine maintenance.

- Iowa Code section 8A.104(10) gives the DAS Director the power and duty to "determine which risk exposures shall be self-insured or assumed by the state with respect to loss and loss exposures of state government".
 - Presently the state self insures vehicle risk and workers' compensation. Those claims are handled by the Appeal Board. The process for handling these tort claims has recently been examined by the Public Strategies Group. While legislation has not passed to change the tort claim process, payment of costs associated with streamlining and improving the general state appeal board claims was approved by 2005 Iowa Acts House File 837 and a process improvement group will begin work shortly.

Options:

- Establish a self insurance fund to cover property damage up to a certain threshold.
- Allow timely approval of payments from the self insurance fund by a centralized state risk manager and the Auditor. The centralized risk manager would make policy recommendations to the Executive Council.
- Use the general fund for disaster payments above the self insurance threshold with approval of the Executive Council.
- Purchase catastrophic coverage for large losses, such as the loss of an entire building.
- Collect self insurance premiums from agencies as a cost of utilizing the space their agency occupies. Transfer these payments to the Department of Management for administration by a centralized risk manager. Phase these payments in over a number of years until the fund reaches the actuarial established appropriate amount.
- Collect a premium from agencies for routine maintenance of the space their agency occupies, in a manner similar to the Capitol Complex association fee. One dollar per square foot for routine maintenance is the target.
- With the reduction of risk and sufficient funding for ongoing property maintenance, the annual appropriation process could concentrate on the recommendations for major maintenance and deferred maintenance projects funded by the Rebuild Iowa Infrastructure money.
- Improve the infrastructure management process based on an evaluation of the recommendations at the end of this document.

Recommended Action:

The Department recommends exploring the options identified above.

Next Steps:

Consult with the Department of Management, Appeal Board and Executive Council regarding the feasibility of these options.

Results of Survey of States on Infrastructure Management Revised September 2005

Introduction

The Department of Administrative Services (DAS) is examining alternative means to handle risk of loss for the state infrastructure, fund routine and preventive maintenance, and gain ground on deferred major maintenance needs. DAS looked at how certain other states handle property insurance and the funding of major and routine maintenance for state infrastructure.

Survey Methodology

Survey responses were solicited from the 12 states that scored higher than the "B" received by Iowa on Infrastructure Management in *Governing Magazine's* "Grading the States Report Card" published in the February 2005 issue. Of the 12, six states responded. The questions regarding insurance and funding sources for routine/preventive and major or deferred maintenance were created internally. The other six questions were previously used in the *Governing Magazine* survey. Iowa responses to the survey questions are included for comparison purposes. In addition, other published sources were reviewed including *Governing Magazine's* published Infrastructure Management assessments of state responses.

Background

Major Maintenance - Currently, Iowa's public vertical infrastructure projects are funded by the Vertical Infrastructure Fund, pursuant to Iowa Code section 8.57B. The Vertical Infrastructure Fund receives appropriations by the Legislature from the Rebuild Iowa Infrastructure Fund. Rebuild Iowa Infrastructure funding has typically come from gambling receipts and the tobacco settlement trust fund.

In February, 1999, Governor Vilsack issued Executive Order 3 which established the Vertical Infrastructure Advisory Committee to:

- oversee the inventory and assessment of the vertical infrastructure owned or under the control of the state.
- make recommendations annually to the Governor regarding the use of the Rebuild Iowa Infrastructure Fund for the infrastructure needs of the state and its political subdivisions.

At the same time the Committee was established, appropriations were provided to conduct a vertical infrastructure assessment. The assessment, including recent updates, shows property overseen by the Department of Administrative Services. This property:

- is approximately 20% of the state's infrastructure,
- comprises 11.5 million square feet, and
- has a current replacement value of \$2 billion.

Routine Maintenance - Iowa Code section 7E.5A calls for departments to identify in their five-year capital budget request the proposed costs for annual routine and preventive maintenance based on an industry standard of one-percent of the estimated replacement cost of the department's facilities.

Insurance – Property insurance is not specifically budgeted in Iowa. Iowa law provides for the funding of major losses relating to its public infrastructure through the disaster aid contingent fund, which is a standing unlimited fund administered by the executive council, pursuant to Iowa Code section 29C.20. In addition, the funding for repair projects for which no specific appropriation has been made may be authorized by the Executive Council as a necessary expense to perform a legal duty, pursuant to Iowa Code section 7D.29.

Iowa Issues

1. Issue: The current amount of deferred maintenance presently stands at \$462 million. Annual appropriations for major maintenance since the formation of the Vertical Infrastructure Advisory Committee have been:

| | |
|---------|-----------------|
| FY2001: | \$10.5 million |
| FY2002: | \$11.5 million |
| FY2003: | \$15.75 million |
| FY2004: | \$11.5 million |
| FY2005: | \$4.3 million |

and resulted in an estimated \$20 million decrease in the amount of deferred maintenance originally identified in 1999. New maintenance needs, however, continue to arise.

In addition, 2005 Iowa Acts House File 875 made appropriations from the Rebuild Iowa Infrastructure Fund to the Vertical Infrastructure Fund for future fiscal years. This anticipation of major maintenance funding over multiple fiscal years will allow planning to begin on a number of multiyear projects.

2. Issue: Increases in routine maintenance up to a certain point will prevent additional accumulation of deferred maintenance. While the law requires agencies to request routine maintenance funding equal to 1% of replacement costs, actual appropriations have been:

| | |
|---------|-----------------|
| FY2001: | \$2 million |
| FY2002: | \$2 million |
| FY2003: | 0 |
| FY2004: | \$1.664 million |
| FY2005: | \$2 million |

\$2 million represents 0.1% (one-tenth of a percent) of the \$2 billion replacement value of facilities overseen by the department. In FY2006, the amount remains at \$2 million.

3. Issue: Recent damage in the Capitol Building has caused some to consider whether we are fully prepared to handle the risk associated with the state infrastructure.

Deferred and Major Maintenance

Respondents provided information on the source of funding for deferred maintenance and major maintenance and whether the state utilizes a prescribed or target budget amount for this type of work. The process for setting aside funding for major or deferred maintenance varied between states. Methods included allocating major maintenance funding based on an amount per square foot and budgeting/prioritizing based on a regular assessment of the facilities. The source of funding can be an agency's operating budget (possibly a per square foot assessment), the capital budget, the general fund, special appropriations, or revenue from investments or bonds. Legislation in some states requires 1-2% of the replacement cost of each facility set aside for capital renewal. Some states set targets but find that the targets are not fully funded or the targets are reduced temporarily when revenues decrease.

Major maintenance is defined by the Vertical Infrastructure Advisory Committee as: *Expenditures made beyond the regular, normal upkeep of physical properties (i.e. land, buildings, and equipment) for the repair or replacement of failed or failing building components as necessary to return a facility to its currently intended use, to prevent further damage, or to make it compliant with changes in laws, regulations, codes or standards.* (DAS/GSE/D&C website)

Deferred maintenance is defined by the APPA, an Association of Higher Education Facilities Officers (formerly the Association of Physical Plant Administrators), as: *The total dollar amount of existing major maintenance repairs and replacements identified by a comprehensive facilities condition audit of buildings, grounds, fixed equipment and infrastructure needs. It does not include projected maintenance and replacements or other types of work, such as program improvements or new construction; these items are viewed, as separate capital needs.*(3)
See chart below.

DEFERRED & MAJOR MAINTENANCE FUNDING SOURCES IN OTHER STATES

| | Agency's Operating Budget | Capital Budget | Special Appropriati ons | General Fund | Investment Income/ Bonds | Basis |
|----------|---------------------------------|--|-------------------------------|-----------------|--------------------------------|---|
| Maryland | X | Over \$100,000 and 15-yr life | X | | | Target \$5M Deferred, \$15M Major, partly from formula based on project manager capabilities, but rarely receive target level |
| Ohio | X | X | | | | Recent formal facility condition analysis conducted with recommendations prioritized and budgeted. |
| Florida | | X | | | | \$1.38/sq ft for full service office space paid by building occupants |
| Kentucky | X | | | X | X | New law would require allocation of 2% of facility replacement value to a capital renewal fund. |
| Michigan | | X | | | | Annual facility assessment required for capital outlay plan and used to set target funding level |
| Nevada | | X | | X | X | No target or formula |
| Iowa | X | X | | | | Infrastructure Funds from Gambling or Tobacco Settlement Trust Fund |
| Nebraska | | X | | | | 2% of major capital projects is paid to the depreciation assessment fund |
| Utah | | X | | | | 1.1% of replacement cost must be set aside for maintenance of major capital projects |

Routine and Preventive Maintenance

Routine maintenance is defined by the Vertical Infrastructure Advisory Committee as: *Expenditures made for the regular upkeep of physical properties (i.e. land, buildings, and equipment) including recurring, preventive and on-going maintenance necessary to delay or prevent the failure of critical and non-critical building systems and equipment. For purposes of this definition, building operational costs are not considered routine maintenance.* (DAS/GSE/D&C website)

While routine maintenance is excluded from the Iowa statutory definition of vertical infrastructure, the legislature has made exceptions and small amounts have been appropriated annually from the Vertical Infrastructure Fund for routine maintenance of facilities under the purview of the DAS.

For the \$2 billion replacement cost of the \$11.5 million square foot of property overseen by DAS and the Vertical Infrastructure Advisory Committee, the standard one-percent of the replacement cost called for in Iowa Code section 7E.5A translates into \$1.74 per square foot. The Vertical Infrastructure Advisory Committee has set a minimal goal of \$1.00 per square foot for routine maintenance, compared to industry guidelines of \$1.50 per square foot. Funds

actually appropriated for routine maintenance have amounted to less than \$0.20 per square foot.

Respondents from other states were asked about their source of funding for routine and preventive maintenance and the basis for any prescribed or targeted budget amounts. Their funding comes from both appropriations and facility occupancy or usage fees. A trust fund may be established for routine maintenance with appropriations made from the fund. One state uses an index to determine maintenance needs. Another state has done some benchmark comparisons to determine the reasonableness of expenditure levels.

ROUTINE & PREVENTIVE MAINTENANCE FUNDING SOURCES IN OTHER STATES

| | Agency's Operating Budget | Rent from Occupants | Capital Maintenance Fund | Investment Earnings | Basis |
|-----------------|--|--------------------------------|---|--------------------------------|--|
| Maryland | X | X | | | Budget request based on overhead and contract values |
| Ohio | X | | | | A condition index is used and estimated costs are budgeted |
| Florida | X | X | X | | Supervision Trust Fund |
| Kentucky | | | | X | No targeted budget amounts |
| Michigan | X | X | | | Benchmark comparisons used. Moving to outcome based. |
| Nevada | X | | X | | Capital Improvement Program |
| Iowa | X | | X | | Statutory target is 1% of replacement cost |

Iowa's use of the Rebuild Iowa Infrastructure fund for routine maintenance requires "notwithstanding language" with each appropriation.

Operating and Maintenance (O&M) Cost Estimates

O&M Estimates in Capital Plan and Budget

Respondents indicated whether their operating and maintenance costs are estimated for projects in their state's capital plan and capital budget. Most of the states do closely link the plans and budget regarding operating and maintenance

cost estimates. Five of the six states answered "yes," that the O&M costs are estimated for projects in both the capital plan and the capital budget.

In Nevada the legislature approves a capital improvement program each biennium, with each new construction project in that plan including an O&M estimate. The budget office puts together a long-run capital improvement plan but does not include O&M estimates for long-run projects.

In Iowa, O&M estimates are made for projects in the capital budget, but not for those in the capital plan.

Percent of O&M Costs Funded in FY2005 for FY2004 Completed Projects

States were asked for the percentage of O&M costs for capital projects completed during FY2004 funded in the state's FY2005 operating budget. Three states said their percentage is 80-100%. Iowa and another state fall within the 60-80% range. One state reported less than 20% O&M funding for the one building completed in FY2004. Florida does not calculate this figure, but finds that their original capital improvement plan is not always followed. Especially in cases of weather emergencies, planned projects are often deferred until the following year.

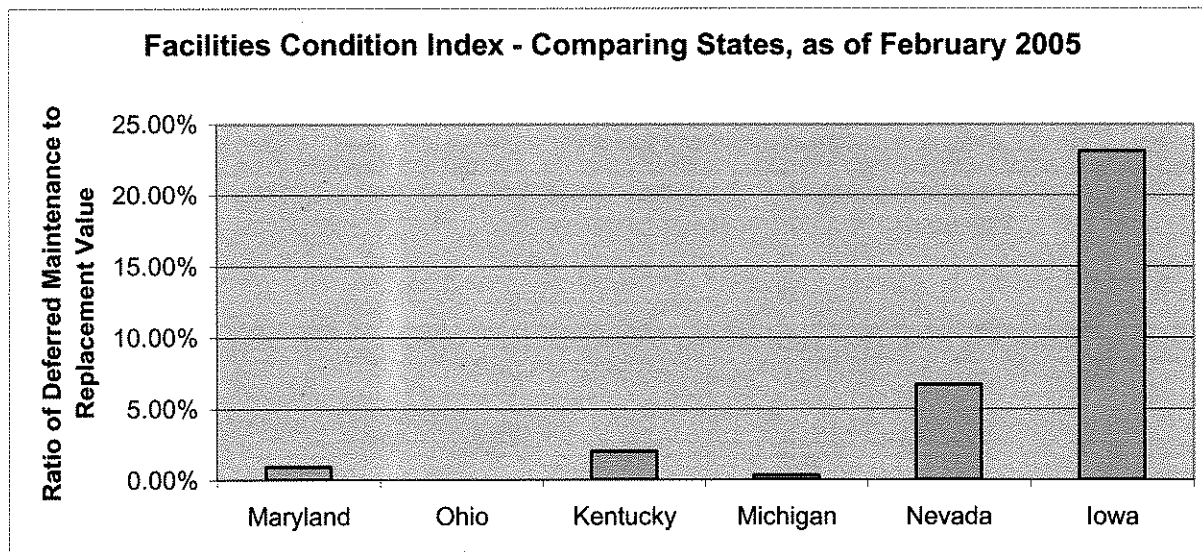
Facilities Condition Index (FCI)

Use of a facilities condition index, asset condition index or similar index is used to objectively assess current and projected maintenance and funding needs of an asset in all but one of the states reporting. In the state that does not use an index, the needs of assets are identified and prioritized in a five-year plan each agency submits annually.

Three states responded that they use the index both internally and to request adequate maintenance funding. Two states, including Iowa, use the index for internal purposes, but not for measuring the adequacy of funding.

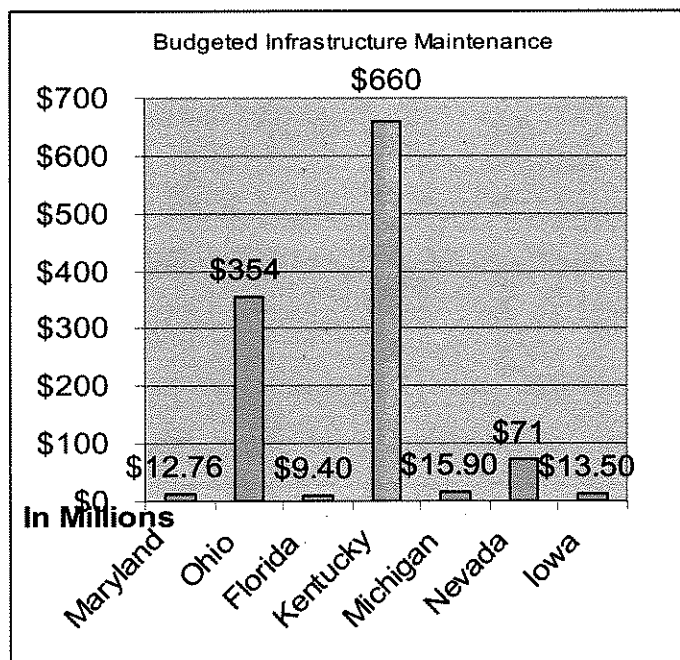
Kentucky has recently purchased a real property management database and updates it annually. Florida's annual Facilities Inventory Report concerning facilities of over 3000 square feet is posted to its website. Maryland uses a priority level classification system based on the identified consequences of not funding a project.

Use of a facilities condition index that compares the cost of the deferred maintenance backlog to the replacement value of the facilities provides a comparative indicator of the relative condition of facilities and can help make decisions regarding the use of available funds for major deferred maintenance.



Budgets and Values

Question 10 asked how much money in the FY 2004 budget was dedicated to infrastructure maintenance. See graph below.



Further Explanation Offered:

Maryland includes:

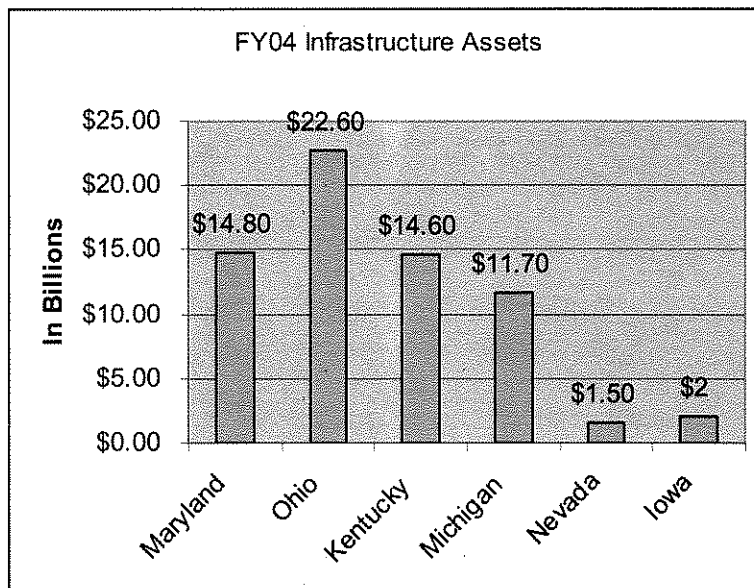
- Capital Maintenance,
- Operating Maintenance, and
- Underground Heating Fuel Storage Tank budget

Ohio amount excludes DOT and School Facilities Commissions
Florida figure is for Dept of Management Services managed facilities only.

Michigan does not include routine maintenance funds.

Nevada provides FY06 recommended budget amount excluding DOT and universities

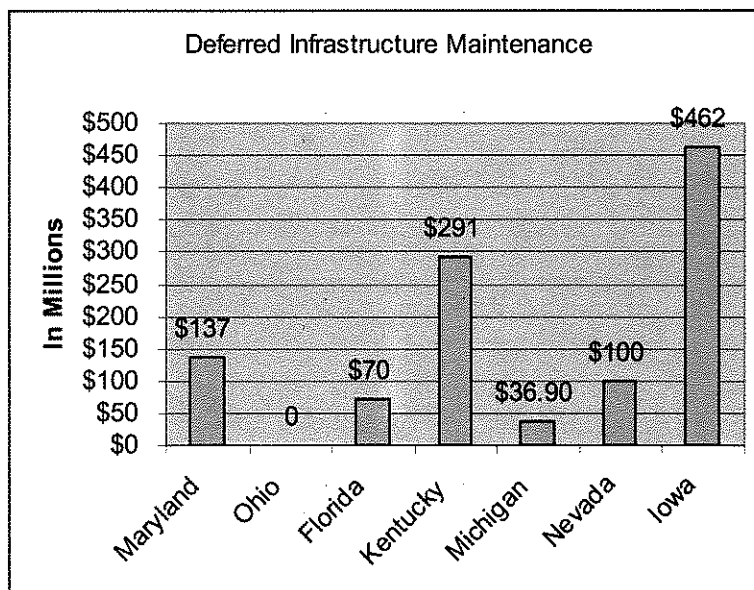
Question 11 asked the total value of the state's infrastructure assets in FY2004. See graph below.



Further Explanation Offered:

- **Maryland** provided state-owned building replacement value
- **Ohio** amount includes natural resources
- **Florida** – no answer.
- **Nevada** included buildings only, not parking lots, highways or buildings worth less than \$500,000.
- Iowa amount includes 20% of the state's vertical infrastructure assets.

Question 12 asked the current accumulated value of deferred infrastructure maintenance. See graph below.



Further Explanation Offered:

- **Maryland** states that additional projects are being evaluated that will increase this number
- **Ohio** has met all building standards set by construction bond agreements. All older buildings have been either renovated or demolished in recent years.
- **Florida** includes Dept of Management Services managed buildings only.
- **Michigan** includes only deferred maintenance for FY2004, including DOT.
- **Nevada** excludes universities and DOT, except one or two buildings each, and includes parking lots.
- Iowa amount includes 20% of the state's vertical infrastructure assets.

Property Insurance

DAS asked whether the state carried property insurance for its facilities, the type of insurance carried, and the source of funding for uncovered losses. Three of the respondents have established a self-insurance fund and five have purchased some commercial insurance which may be used to limit the liability of the self-insurance fund. Some charge building occupants for the insurance premiums and in some states uncovered losses are the responsibility of the occupant agency. See the chart below.

| STATE SOLUTIONS TO PROPERTY INSURANCE | | | | |
|---------------------------------------|---|-------------------------------------|----------------------------------|--|
| | Legislative Funding by Occurrence | Self-Insurance | Commercial Insurance | Funding Source |
| Maryland | | \$2,500,000 maximum liability | Limit \$500M | Occupant's Budget |
| Ohio | | | \$100,000 deductible | Uncovered losses - Agency's Budget |
| Florida | | \$1000 deductible | | Rent from Occupants |
| Kentucky | | \$500,000 maximum liability | X | |
| Michigan | Up to \$50,000 without specific Legislative approval | | Financed Facilities Only | Uncovered losses - Agency's Budget |
| Nevada | | | X | |
| Iowa | X | | Builder's Risk Insurance Only | Disaster fund or original construction funding source |

Recommendations

The Department of Administrative Services, with assistance from the Vertical Infrastructure Advisory Committee and cooperating agencies, will consider the following possible recommendations for reducing the backlog of deferred maintenance and improving the condition of facilities statewide.

Insurance (See survey responses from states)

- Explore the costs and benefits of a self-insurance fund for state property with deductibles and maximums.

- Determine the costs and benefits of purchasing catastrophic insurance to cover losses in excess of the amount that the self-insurance fund could afford to handle.

Routine/Preventive Maintenance

- Provide policies and standards for maintenance of state facilities.
(Maintenance Manual)
 - Establish accountability for the condition of the state's buildings and how the buildings are maintained.
 - Establish a standard condition level for state-owned facilities and require agencies and institutions to develop a program to achieve this level.
 - Establish the capacity to develop routine building preventive maintenance schedules for distribution to agencies.
- Establish a reserve fund for continuous maintenance.

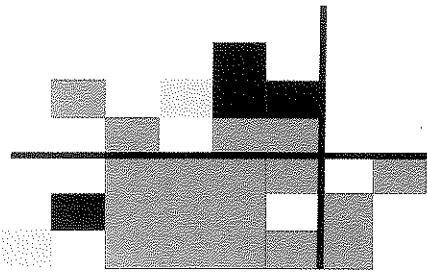
Major/Deferred Maintenance

- Establish a regular review schedule to reassess each building, such as every three years or five years.
 - Work with agencies and institutions on an annual basis to document changes to the condition of the infrastructure for which they are responsible and include reported changes in the vertical infrastructure database.
 - Keep vertical infrastructure inventory up-to-date regarding all structures and their components and their current physical condition.
 - Perform a comprehensive review of the dollar amount of each facility's deferred maintenance backlog.
- Ensure that a full life cycle analysis is utilized for each new capital project or major renovation throughout the planning and construction process. Consider (or update) total life cycle costs of a building for making ongoing maintenance decisions. (See Iowa Code chapter 470).
- Accumulate long-term funding for capital renewal activities by relating the funding to financing instruments used to fund capital improvements, renovations, or new building construction. (See results from other states)
- Establish capital improvement reserve funds based on a percentage (1-2%) of the replacement cost of a new building or major renovation. Some states (Nebraska, Utah, Kentucky) require by law that a percentage be set aside on an annual basis to fund the maintenance of their facilities.
- Assist agencies that operate facilities to establish a master plan so as to utilize the reserve funding for capital renewal projects in a manner that takes into account the entire facility and whether each individual project is cost effective given the overall condition, age, and functionality of the building.
 - Provide policies and standards for construction/renovation of state facilities. (Construction Manual)
 - Analyze the benefits of replacing old buildings with newer, more efficient buildings rather than allowing older, unsafe buildings to stand.
 - Utilize a facility condition index (FCI), which is the ratio of the cost of the deferred maintenance backlog compared to the current

replacement value. It provides a comparative indicator of the relative condition of facilities and can provide a corresponding rule of thumb for the annual reinvestment rate (funding percentage) to prevent expansion of the deferred maintenance backlog.

Bibliography

1. *Review of Deferred Maintenance in the Commonwealth – Interim Report, December 2004, Auditor of Public Accounts, Commonwealth of Virginia.*
2. Governing Magazine website, state Infrastructure responses from the Grading the States 2005 report.
3. The Facilities Condition Index: A Useful Tool for Capital Asset Planning by *The Facilities Condition Index: A Useful Tool for Capital Asset Planning*, <http://www.appa.org/FacilitiesManager/articleDetail.cfm?ItemNumber=404>



Iowa
Vertical
Infrastructure
Advisory
Committee

Seventh Annual Report to Governor Vilsack
December 23, 2005

TAB 5:

Vertical Infrastructure –

Fast Facts

and

Infrastructure Update



Iowa Department of
Administrative Services

General Services Enterprise

Thomas J. Vilsack, Governor
Sally J. Pederson, Lt. Governor

Mollie K. Anderson, Director
Patrick J. Deluhery, Chief Operating Officer

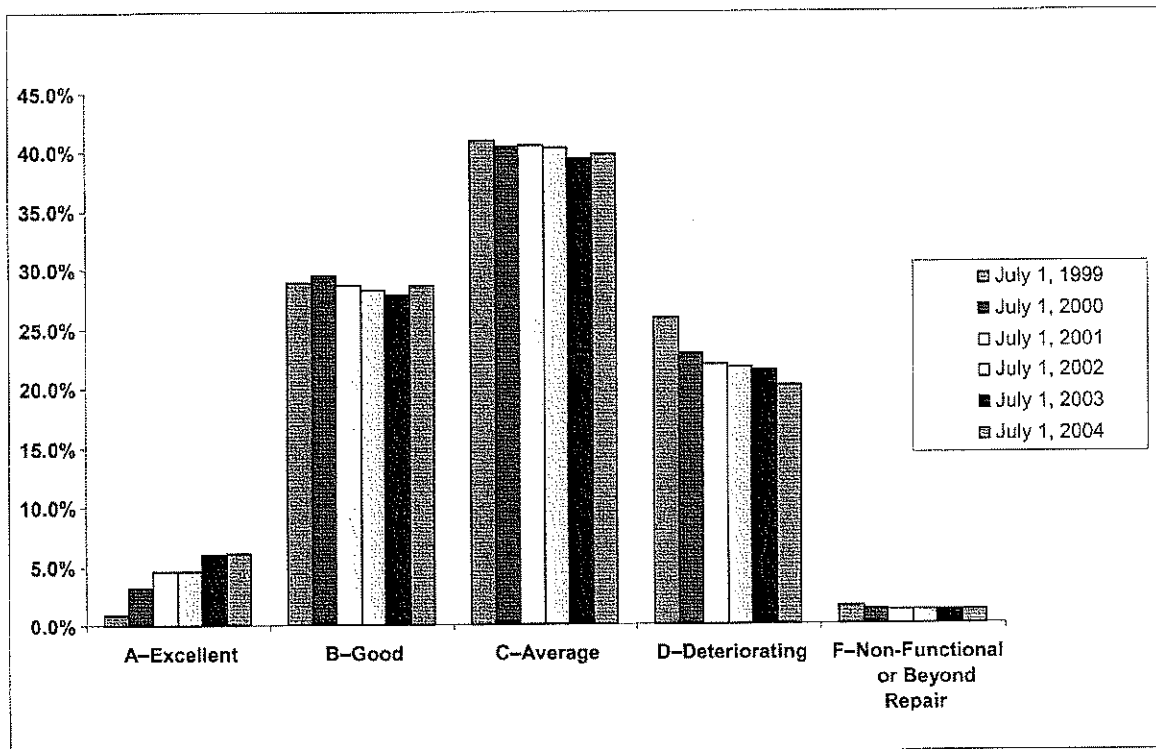
Fast Facts about Iowa State Government Infrastructure March 8, 2005 FINAL

- The State of Iowa owns some 48.5 million square feet of office and facility space throughout the state. The Department of Administrative Services-General Services Enterprise (DAS-GSE) manages some 21 percent of that space, or 11 million square feet with an estimated replacement value of \$2 billion, including the Capitol Complex in Des Moines.
- A Vertical Infrastructure Advisory Committee formed in 1999 oversees the state's progress on maintenance and advises the Governor on the best use of appropriated funds. The Committee developed a strategic plan defining major and routine maintenance and procedures for allocating appropriated funds. *Routine maintenance* covers the day-to-day activity that prevents or delays the failure of buildings, equipment or land. *Major maintenance* covers repair or replacement of failed or failing building components necessary to restore a facility to its intended use, prevent further damage or make it compliant with code changes.
- Also in 1999, the DAS-GSE conducted a landmark assessment project to verify the status of the 972 buildings in 70 locations under its care. Severe maintenance deficits that far exceeded appropriations were identified, and an inventory/assessment database was developed for the first time, documenting the total number of buildings, square footages and condition. Although remedial work has been done, the deferred backlog continues to exceed the appropriation.
- The assessment assigned a letter grade to each building. "A" indicated excellent condition and an "F" marked buildings deemed beyond repair. Over time, the goal is to eliminate "F" ratings and reduce "D" ratings as the repairs, demolitions or new construction are completed. A recap of grades is charted on the following page.
- The assessment estimated maintenance deficiencies at \$482 million, including building and site systems and components rated at a level of "D" or "F." In 1999 dollars, approximately \$462 million remain unaddressed.
- Industry norms for routine maintenance are \$1.00 to \$1.50 per square foot. The FY 2006 routine maintenance appropriation comes to \$.18 per square foot.
- DAS-GSE formed an *Americans with Disabilities Act* (ADA) Advisory Committee to oversee the removal of architectural barriers or other changes to make state buildings accessible to persons with disabilities. A Capitol Complex ADA Transition Plan was

developed in 2000. Some 4 percent of Major Maintenance Funds have been earmarked for ADA-related renovation beginning in FY 2001.

- The consequences of inadequate funding are unnecessary risk to life, health and safety of state employees, facilities populations, and the public. In the absence of adequate funds, facilities must reduce staff and services to make mandatory repairs. Failure to repair essential building systems become exponentially more expensive with longer delay; for example, water from a leaky roof damages other building systems inside and out.

Condition of State Buildings Supported by DAS-GSE Percent of Square Feet Rated "A" to "F" 1999 - 2004



Recap of FY 2006 Funding Requests For Vertical Infrastructure Project¹

| Rank | Project Name | DAS Request | Governor's Budget | Running Sum Total | Category | Comment |
|------|-----------------------------|--------------|-------------------|-------------------|------------------------------------|--|
| 1 | Major Maintenance Funding | \$20,000,000 | \$5,000,000 | \$5,000,000 | Vertical Infrastructure Fund (VIF) | Repair or replacement of failed or failing building components necessary to restore a facility to its intended use, prevent further damage or make it compliant with code changes. Consequences of Deferral: Without adequate funding to correct repair needs we may place state employees and the public at risk of loss of life. Access to some programs and services will be limited and the state will be out of compliance with requirements of the Americans with Disabilities Act. |
| 2 | Routine Maintenance Funding | \$20,000,000 | \$2,000,000 | \$7,000,000 | VIF | Day-to-day activity that prevents or delays the failure of buildings, equipment or land. DAS Request is 1 percent of replacement cost. Consequences of Deferral: Increased major maintenance costs and increased risk of building failures. |

¹ Total available infrastructure funding for FY 2006 is \$41,943,030. This amount includes \$16,097,982 from the Rebuild Iowa Infrastructure Fund; \$10,845,048 from the Restricted Capital Fund; and \$15,000,000 from the Vertical Infrastructure Fund.

| Ran k | Project Name | DAS Request | Governor's Budget | Running Sum Total | Category | Comment |
|------------------|--|------------------------|------------------------------|------------------------------|------------------------------|---|
| 3 | Upgrade Capitol Complex Electrical Distribution System | \$7,650,000 | \$7,650,000 | \$14,650,000 | Iowa Values Bridge Financing | Replace distribution system, aging transformers and switchgear equipment in Capitol; supplement funding to Department of Public Health for backup generator. Consequences of Deferral: Without funding, Continuity of Operations and Continuity of Government is threatened because of limited backup generation capabilities and a deteriorating electrical distribution system on the Capitol Complex. Also, the transformers in the Capitol building present a threat to the safety of the workers and to the Capitol building. |
| 4 | Records and Property Building Renovation | \$4,700,000 | \$4,700,000 | \$19,350,000 | VIF (2004) | Continued renovation funding to house the Department of Public Safety. Total appropriation to date is \$16,050,000 plus \$729,237 for relocation/transition costs. (Funding amount shown was committed for FY 2006 in FY 2004.) Consequences of Deferral: Delay of renovation of the building results in delays to vacation of the Wallace building for demolition or renovation. |

| Rank | Project Name | DAS Request | Governor's Budget | Running Sum Total | Category | Comment |
|-------------|----------------------------|--------------------|--------------------------|--------------------------|----------------------------------|--|
| 5 | Relocation and Lease Costs | \$1,824,500 | \$1,824,000 | \$21,174,500 | Rebuild Iowa Infrastructure Fund | Temporary leases, tenant improvements and moving costs to return offices of State Fire Marshal, Department of Corrections and Board of Parole to Capitol Complex. Consequences of Deferral: Without funding, departments housed off-complex will have no facilities in which to perform their duties and missions and the Department of Administrative Services will be forced to terminate several leases. Vacant spaces on complex will remain unoccupied or employees will be housed in less than adequate facilities. |
| 6 | Terrace Hill Maintenance | 0 | \$571,000 | \$21,745,500 | VIF | Repairs to the Terrace Hill mansion and carriage house. Consequences of Deferral: Continued deterioration of specific elements of these historic structures. Potential loss of historic preservation grants, and reliance upon limited major maintenance funding. |
| 7 | Pooled Tech | \$7,243,848 | \$6,500,000 | \$28,245,500 | RIIF | Centralized purchased of information technology for state government. Consequences of Deferral: I-3 costs will need to be transferred to agencies. Some agencies may resist paying and move away from the system. |

| Ran k | Project Name | DAS Request | Governor's Budget | Running Sum Total | Category | Comment |
|--------------|--|--------------------|--------------------------|--------------------------|-----------------|---|
| 8 | Wallace Building Renovation or Demolition Activity | \$625,000 | 0 | \$28,870,500 | | The Wallace Building evaluation report recommends short-term repairs of \$625,000 at a minimum. (Original DAS request \$500,000.) Consequences of Deferral: Continued complaints from employees about air quality and health concerns. Complete closure of the parking structure. Increased leased space around Des Moines because of limited office space on complex. |
| 9 | Capitol Interior Renovation | \$6,630,600 | 0 | \$35,501,100 | | Restore rotunda, east projection and relocate cafeteria. Consequences of Deferral: In the event of fire or other emergency, remaining mezzanines in the building present potential life-threatening situations because of limited exiting; without this project there is a possibility of loss of life. The Capitol is the public building of the State and should be as accessible as possible. There is the possibility of the loss of use of this public building. Failure to fund this phase will delay the next phases of work and result in increased costs. |

| Rank | Project Name | DAS Request | Governor's Budget | Running Sum Total | Category | Comment |
|-------------|---|--------------------|--------------------------|--------------------------|-----------------|---|
| 10 | Capitol Complex Utility Tunnel Repair | \$6,000,000 | 0 | \$41,501,100 | | Waterproofing is necessary to protect the utility distribution systems housed in the tunnels and repair a slipping hazard. Consequences of Deferral: The tunnel system is a critical infrastructure in keeping state facilities so state agencies can conduct their business. The tunnel provides critical utilities to eight facilities on the Capitol Complex. The loss of this tunnel will disrupt heating, cooling and electrical systems that is critical in keeping these facilities open. |
| 11 | Capitol Complex Parking Lots and Sidewalk Repairs | \$1,500,000 | 0 | \$43,001,100 | | Repair sidewalks and parking lots that may pose a safety hazard to employees and citizens. Consequences of Deferral: Hazards in the parking lots or on sidewalks may cause injury to citizens and employees. |
| 12 | Capitol Complex Security System | \$500,000 | 0 | \$43,501,100 | | Installation of an integrated security system, previously funded through the Department of Public Safety. Consequences of Deferral: Some systems will become obsolete and the difficulty of maintaining separate systems will continue, with the possibility of security system failure. |
| 13 | Lucas/Capitol Segment Tunnel Repair | \$4,546,000 | 0 | \$48,047,100 | | Improve the pedestrian tunnel between the Capitol and Lucas Buildings. Consequences of Deferral: The tunnel system is a critical infrastructure in keeping state facilities so state agencies can conduct their business. Deterioration or limited ADA access will restrict use of the tunnel. |

| Rank | Project Name | DAS Request | Governor's Budget | Running Sum Total | Category | Comment |
|-------------|--|--------------------|--------------------------|--------------------------|-----------------|---|
| 14 | Capitol Complex Property Acquisitions | \$350,000 | 0 | \$48,397,100 | | Funding to assess opportunity to acquire properties adjacent to the Capitol Complex, consistent with the Master Plan. Consequences of Deferral: Without this funding, as properties become available the department will be unable to conduct necessary evaluations in preparation for acquisition funding requests. |
| 15 | Capitol Complex Site Planning | \$100,000 | 0 | \$48,497,100 | | Develop planning guidelines, standards and specifications for future improvements to the Capitol Complex. Consequences of Deferral: Improvements to the site will continue in a piece-meal fashion with limited cohesiveness. |
| 16 | Capitol Terrace and Removal of Parking Lot 8 | \$2,200,000 | 0 | \$50,697,100 | | This project is identified in the Capitol Complex Master Plan and the MOU with Des Moines for protection of the Capitol view. Consequences of Deferral: There are no alternatives to this project, other than less expensive or piece-meal modifications to improve the aesthetics of the parking lot. |
| 17 | East Capitol Parking Lot Restoration | \$320,000 | 0 | \$51,017,100 | | Design costs for renovation of the east Capitol (legislative) parking lot. Consequences of Deferral: The full potential of the Capitol's beauty will not be realized because of the asphalt parking lot. |

| Ran k | Project Name | DAS Request | Governor's Budget | Running Sum Total | Category | Comment |
|------------------|---------------------------------|------------------------|------------------------------|------------------------------|-----------------|---|
| 18 | New Bridge Over Court Avenue | \$5,500,000 | 0 | \$56,517,100 | | Replace bridge removed in 1992 due to structural deficiencies, reconnecting portions of the Capitol Complex; a high priority for the Capitol Planning Commission. Consequences of Deferral: Continued challenging access to the Judicial Branch facilities for the public and state workers. Loss of access to and public awareness of significant portions of the State's facilities and history. |
| | <i>Totals</i> | \$89,689,948 | \$28,245,000 | | | |